



# FOR SALE

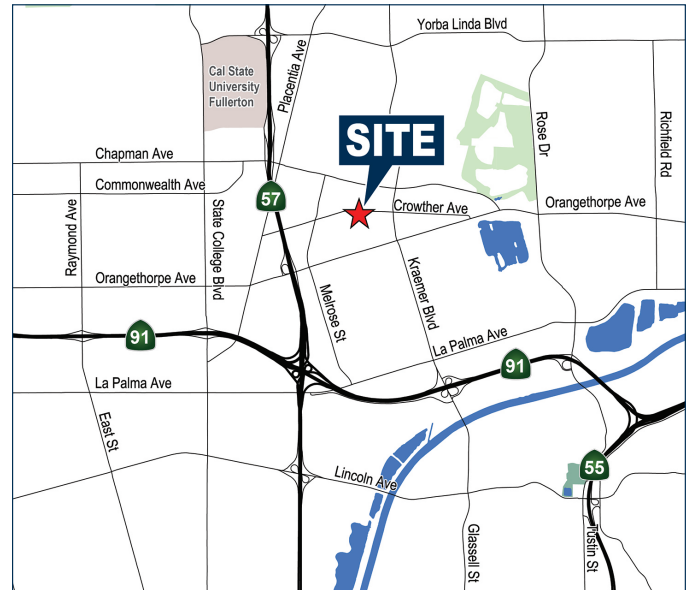
## ±12,411 SF INDUSTRIAL BUILDING

320 E. CROWTHER AVENUE, PLACENTIA, CA 92870



### PROPERTY FEATURES

- 12,411 SF Industrial Building
- +/- 1,600 SF Office Space
- 1 Ground Level Door / 1 Partial Interior Truckwell Door (Ability to Secure Shipments in Loading Areas)
- 2 Office Restrooms / 2 Warehouse Restrooms
- Breakroom
- Showroom / Conference Room
- 17' Warehouse Clearance
- 400 Amps 277/480V 3 Phase Power (Verify)
- Fire Sprinklers
- Part of a Larger Business Park Environment
- Excellent Access to the  



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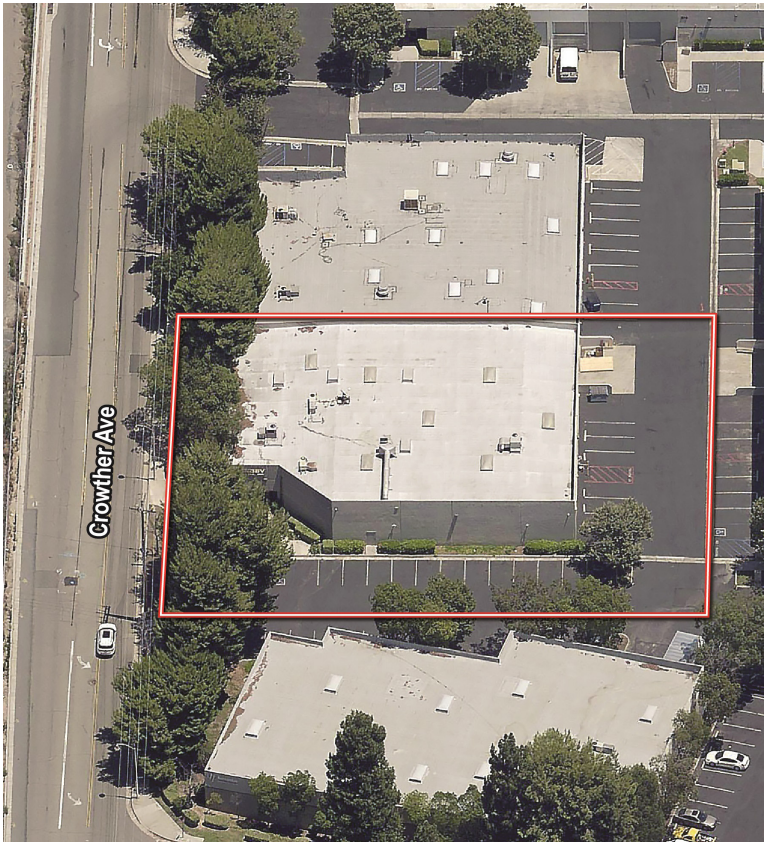


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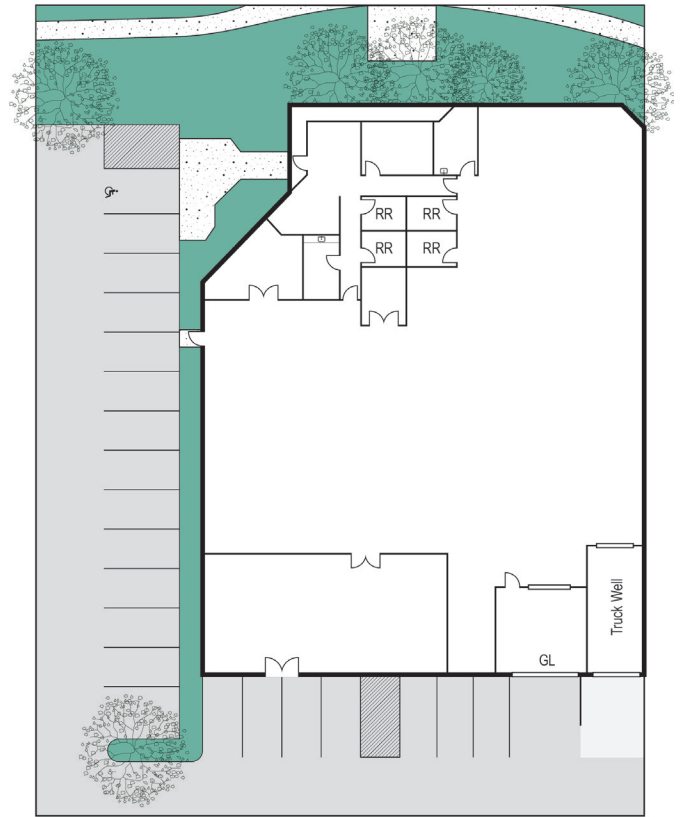
**(949) 263-5338**  
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# 320 E. CROWTHER AVE, PLACENTIA, CA - ±12,411 SF

## AERIAL



## SITE PLAN



City of Placentia is located in the highly desirable submarket of North Orange County. The city has been incorporated since 1926 and has a population that eclipsed 51,000 according to the 2020 census. From an industrial market perspective, the North Orange County submarket is comprised of over 4,000 buildings totaling over 110 million square feet. The vacancy rate at the end of Q3 2022 for the North Orange County submarket was 0.9% and the vacancy rate for the city of Placentia at the end of Q3 2022 was 1.03%. With limited land availability and a strong base of small to medium sized business, the North Orange County submarket will continue to remain in high demand for owner-occupants to own industrial real estate.

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