

Multi-Use Office/R&D/Showroom Building - FOR SALE

22880 Savi Ranch Parkway, Yorba Linda, CA



Highlights

- Highly desirable 14,669-square foot multi-use building in popular Savi Ranch business park
- Zoning allows for office, R&D, showroom and warehouse utilization
- Divisibility to two (2) units allows owner maximum flexibility of use
- Premium corporate environment offers an abundance of retail, dining and entertainment amenities
- Central Southern California location with close freeway proximity and immediate access to Inland Empire labor pool

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Property Detail

- 14,669 total square feet
- Office, R&D, warehouse and showroom usage possible
- Divisible to two (2) units for maximum flexibility

Building Specs

- 100% HVAC
- 57 surface parking stalls (4:1,000 sf)
- 1200 AMPS, 277/480 volts power supply
- One (1) grade level loading door
- 18-foot warehouse clearance
- Fire sprinklers

Building Features

- Quality construction with extensive glass line
- Designed for maximum usage flexibility
- Immediate access to 91 and 55 Freeways and the 241 Toll Road for easy commuting from throughout OC and the Inland Empire
- Sought-after, image Savi Ranch business park
- Attractive landscaping with mature trees
- Abundant retail, dining and entertainment amenities

*Please note that all measurements are approximate.



AERIAL



LOCATION MAP

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PROPERTY PHOTOS

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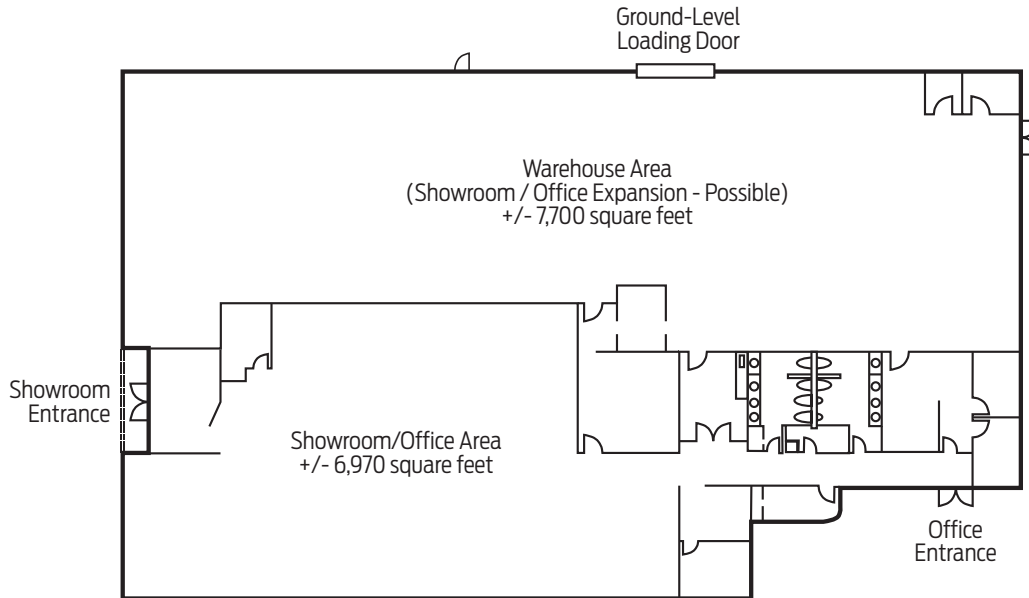


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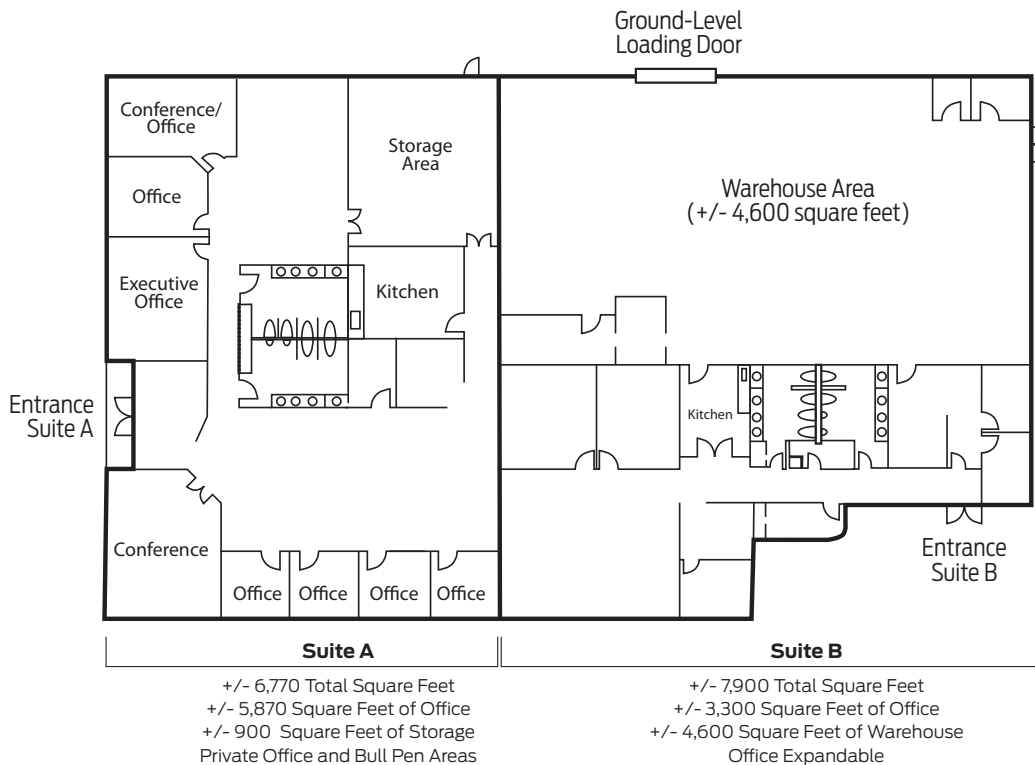
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BUILDING PLAN



CONCEPTUAL PLAN



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