



For Sublease

22601 Old Canal Rd.
Yorba Linda, CA

±9,919 s.f.
Industrial/flex
building



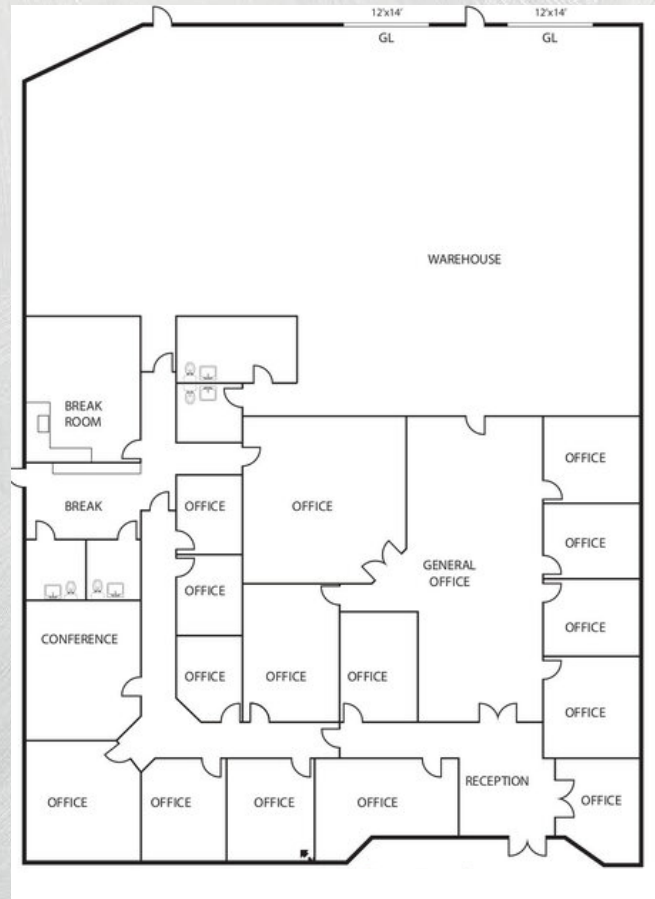
For Sublease / 9,919 Sq.Ft.

22601 Old Canal Road, Yorba Linda, California

****Sublease thru August 2023****

Property specs

- ±9,919 s.f. available
- ±6,000 of office space
- 100% HVAC climate controlled
- Two (2) ground level loading doors
- 16' warehouse clearance
- 400 Amps power supply
- Fire sprinklers
- ±30 parking stalls



Location specs

- Immediate 91 freeway and 241 Toll Road access
- Ideal proximity to OC, LA and Inland Empire
- Ample local retail and restaurant amenities
- Master planned professionally managed business park
- Access to broad and diverse labor pool



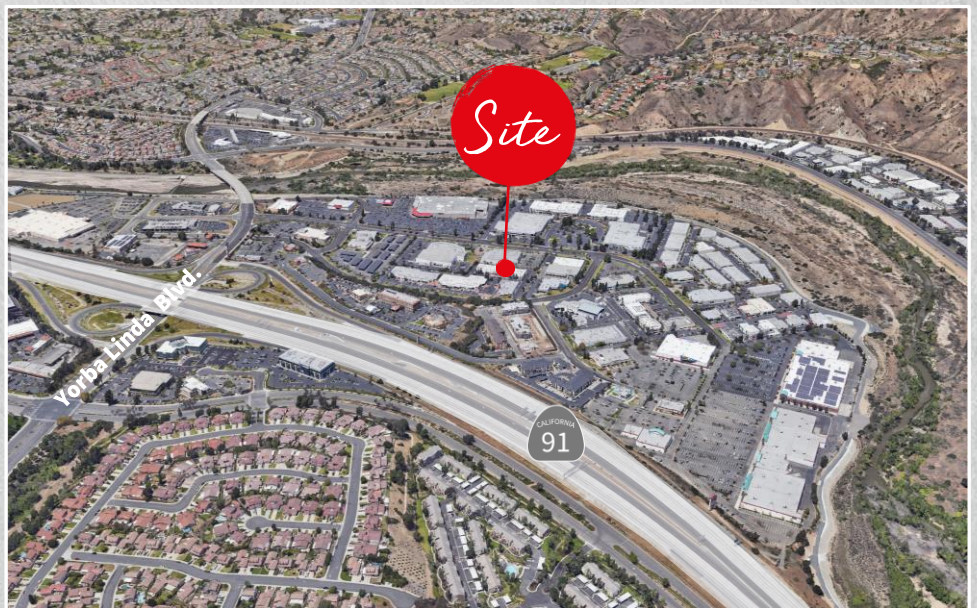


For Sublease

22687 Old Canal Rd.
Yorba Linda, CA

±11,566 s.f.
Industrial/flex
building

**Sublease thru April
2022**
(longer term possible)



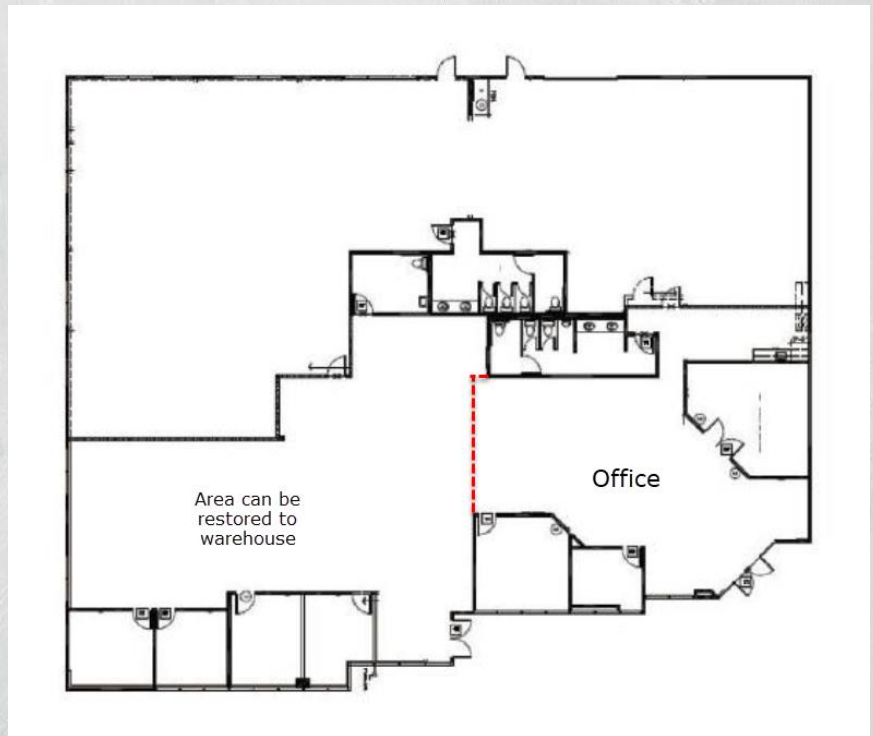
For Sublease / 11,566 Sq.Ft.

22687 Old Canal Road, Yorba Linda, California

Property specs

- ±11,566 s.f. available
- Office space to suit
- 100% HVAC climate controlled
- Two (2) ground level loading doors
- 16' warehouse clearance
- 400A power supply
- Fire sprinklers
- ±35 parking stalls

****Sublease thru April 2022****
(longer term possible)



Location specs

- Immediate 91 freeway and 241 Toll Road access
- Ideal proximity to OC, LA and Inland Empire
- Ample local retail and restaurant amenities
- Professionally managed business park
- Access to broad and diverse labor pool

