



# FOR LEASE

1351 Beach Blvd., Unit B  
La Habra, CA

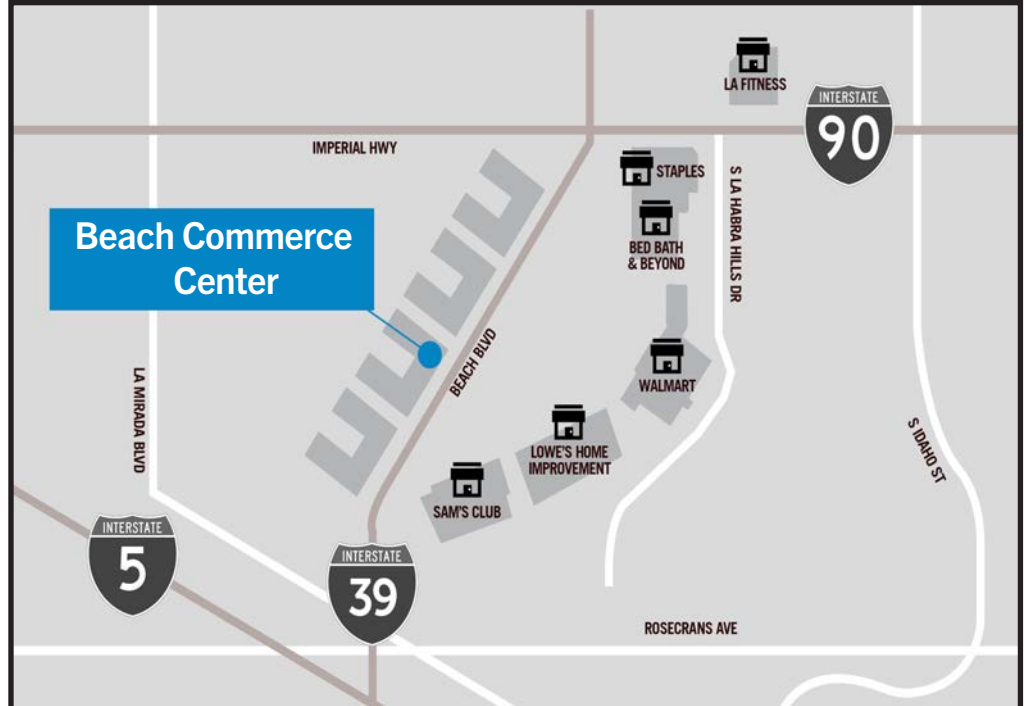
1,497 SF Industrial Unit

## SITE HIGHLIGHTS:

- Great Street Front Exposure
- Property Offers Both Industrial & Retail Units
- Professionally Managed
- Low CAM Fees

## UNIT FEATURES:

- 450 SF of Office Space
- Grade-Level Loading
- Modern Video Surveillance Security System
- High Speed Internet
- Premier North Orange County Location



## FOR FURTHER DETAILS:

**ERIN GARNER**

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**JOHN PAK**

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License #01483069

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**Trico Realty, Inc.**  
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TricoRealty.com



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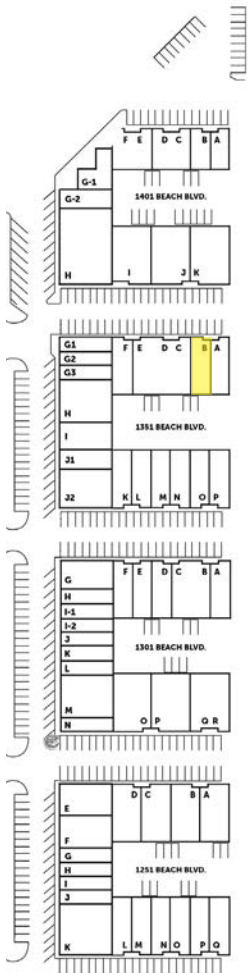
**1,497 SF Industrial Unit**

## Unit Features

Power: 100A | 120/208

Clearance Height: 14'

Ground Level Doors: One 10'x10'



### 1401 BEACH BOULEVARD

UNIT	SF
A	1,005 SF
B	1,005 SF
C/D	2,010 SF
E/F	2,010 SF
G-1	1,449 SF
G-2	1,370 SF
H	5,539 SF
I	3,577 SF
J	2,700 SF
K	2,701 SF

### 1301 BEACH BOULEVARD

UNIT	SF
A	1,497 SF
B/C	2,994 SF
D	1,497 SF
E	1,497 SF
F	1,497 SF
G	2,105 SF
H	1,000 SF
I-1	1,027 SF
I-2	952 SF
J	1,024 SF
K	1,024 SF
L	984 SF
M	2,151 SF
N	2,085 SF
O	2,238 SF
P	2,240 SF
Q/R	4,501 SF

### 1351 BEACH BOULEVARD

UNIT	SF
A	1,497 SF
B	1,497 SF
C/D/E	4,491 SF
F	1,497 SF
G-1	868 SF
G-2	2,253 SF
G-3	1,011 SF
H	3,132 SF
I	1,789 SF
J-1	1,345 SF
J-2	1,130 SF
K	1,497 SF
L	1,497 SF
M/N	2,994 SF
O/P	2,994 SF

### 1251 BEACH BOULEVARD

UNIT	SF
A	2,244 SF
B	2,244 SF
C	2,244 SF
D	2,244 SF
E	2,223 SF
F	2,223 SF
G	1,117 SF
H	1,117 SF
I	1,117 SF
J	1,117 SF
K	2,223 SF
L	1,005 SF
M	1,005 SF
N	1,005 SF
O	1,005 SF
P	1,005 SF
Q	1,005 SF



\*Floorplans Not to Scale

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