

Broker's News

Lease and Acquisition Property Information

May 2009

Spotlight on a Property 210 East Crowther Avenue, Placentia

Located conveniently near the convergence of the Freeways 57 and 91, 210 E. Crowther Avenue in Placentia offers a recently renovated 37,200 sq. ft. building on a highly secured 2.56-acre lot.

The property is well suited for your clients with uses ranging from fleet maintenance to contracting and manufacturing. It is also ideal for companies with secure storage requirements.

ISIDORE C.
MYERS
JOSEPH A.
ERICKSON
Properties, Inc.



210 East Crowther Ave., Placentia

The gated property offers 11 ground level loading doors, 1,600 sq. ft. of air-conditioned office space, 800 amp, 480/277 volt power, fire protection sprinklers, shop restrooms and 2 fully SCAQMD permitted spray booths. The building has a newly installed roof and well distributed skylights. The entire property is enclosed by a block wall topped by security wire and has yard lighting.

The approximately 1.5-acre concrete yard can be striped to park 128 cars achieving a parking ratio of 3.44 to 1.

Please call Joe Erickson at (949) 752-2100 or e-mail him at joe_icm@pacbell.net to schedule a tour of the premises or to discuss it further. A flyer is available at our website www.icmyers.com/available.html.

As with all our available properties, a full commission will be paid to the procuring broker.



Outdoor Spray Booth



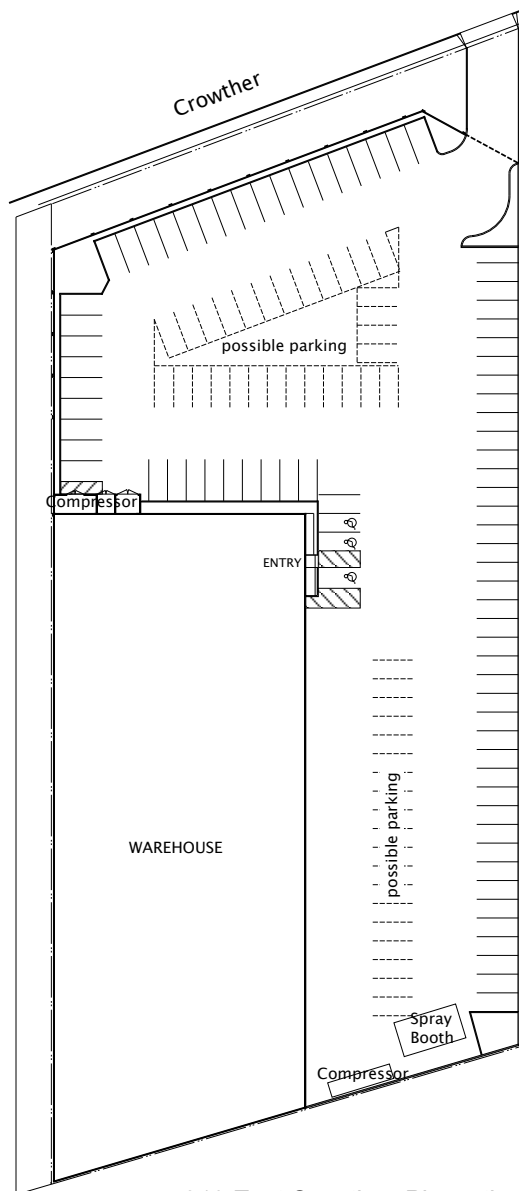
Indoor Spray Booth



Compressed Air System

Owners ■ **Managers** ■ **Developers**

Continued...



210 East Crowther, Placentia



18' clear height • high bay lights • 11 ground-level doors • SCAQMD permitted spray booths • compressed air system • 800A / 480V power • whole site security system • extra large concrete yard with block walls • new roof • new skylights • remodeled offices and restrooms • fire protection sprinklers

Available Properties

We currently have the following industrial properties available for lease:

1101 S. Grand Ave., Santa Ana	1,776 SF
1415 E. McFadden Ave., Santa Ana	1,848 SF
3100 W. Warner Ave., Santa Ana	2,096 SF
3095 Redhill Avenue, Costa Mesa	30,287 SF
210 E. Crowther Ave., Placentia	37,200 SF

Contact Joe Erickson at (949) 752-2100 or see our web site www.icmyers.com for additional information. We promptly pay a full commission to a procuring broker.

Full Commissions Promptly Paid!

MYERS ERICKSON PROPERTIES INC
2 UPPER NEWPORT PLAZA DR
NEWPORT BEACH CA 92660 2629