

L & W INVESTMENT COMPANY

Multi-Tenant Industrial/Office Suites for Lease



Glassell Street and Emerson Ave.
Orange, California

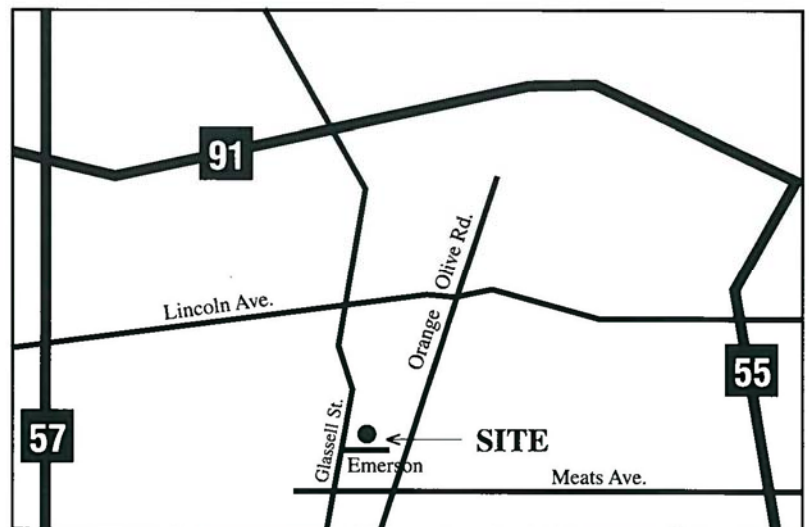
Property Features:

Industrial Units:

- Quiet, clean cul-de-sac
- Units range from 750 to 6,700 sq. ft.
- 10% to 50% improved office space
- Minimum 12' warehouse clearance
- Ground level truck parking
- 2:1 parking ratio

Office Suites:

- Suite range from 800 to 1,000 sq. ft.
- Private restrooms
- Centrally located
- Near the Riverside (91), Costa Mesa (55), and Orange (57) Freeways



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisers should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

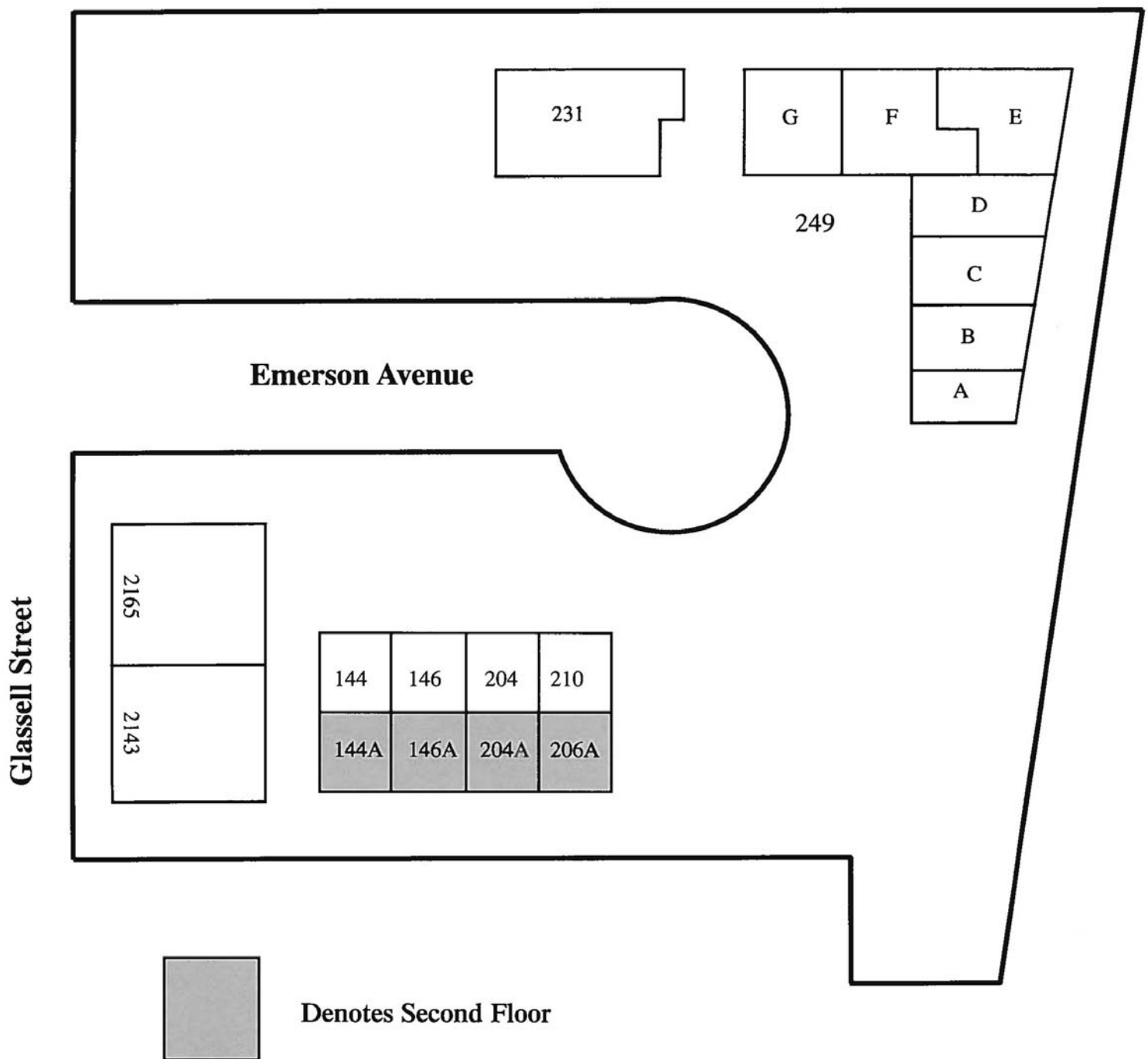
For Leasing Information Please Contact:

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