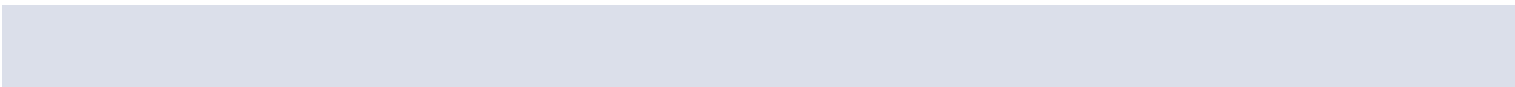


L&W Investment Company
N. GLASSELL / EMERSON AVE.
ORANGE, CA
INDUSTRIAL/OFFICE SPACE AVAILABILITY SUMMARY
September-2025



Building Address	Suite #	Square Footage	Base Rate/ \$PSF	CAM/ \$PSF	Monthly Rent+CAM	Avail.	Terms	Description
249 Emerson Avenue	F	1,800	Call For Pricing			Now	24-36 Months	Warehouse Unit+Large Reception Area+Large Open Work Space Area+Storage Closet+3 Restrooms+1 Overhead W/H Door+Planned



For Leasing Information Please Contact:
LEASING OFFICE - 4055 E. LA PALMA AVE. - SUITE H-1, ANAHEIM, CA 92807
PHONE - 714.237.7032 FAX 714.632.6966
Solita Hart (shart@cedarrem.com) Ext. 101
Tatiana Blanco (tblanco@cedarrem.com) Ext. 100



The information above has been obtained from sources deemed 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 independently confirm its accuracy