

UNITS FOR LEASE

# YORBA LINDA COMMERCE CENTER

3700 - 3960 Prospect Ave, Yorba Linda, CA 92886

EXCLUSIVELY LISTED BY:



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**Ashwill**  
**Associates**  
COMMERCIAL REAL ESTATE

# PROPERTY FEATURES

## **Move-In Ready Spaces**

Clean, updated units that are ready for your business to move in and get started.

## **Flexible Layouts**

Spaces can be used for office, storage, or a combination of both to fit your needs.

## **Easy Loading Access**

Roll-up doors make it simple to bring in equipment, materials, or inventory.

## **On-Site Management**

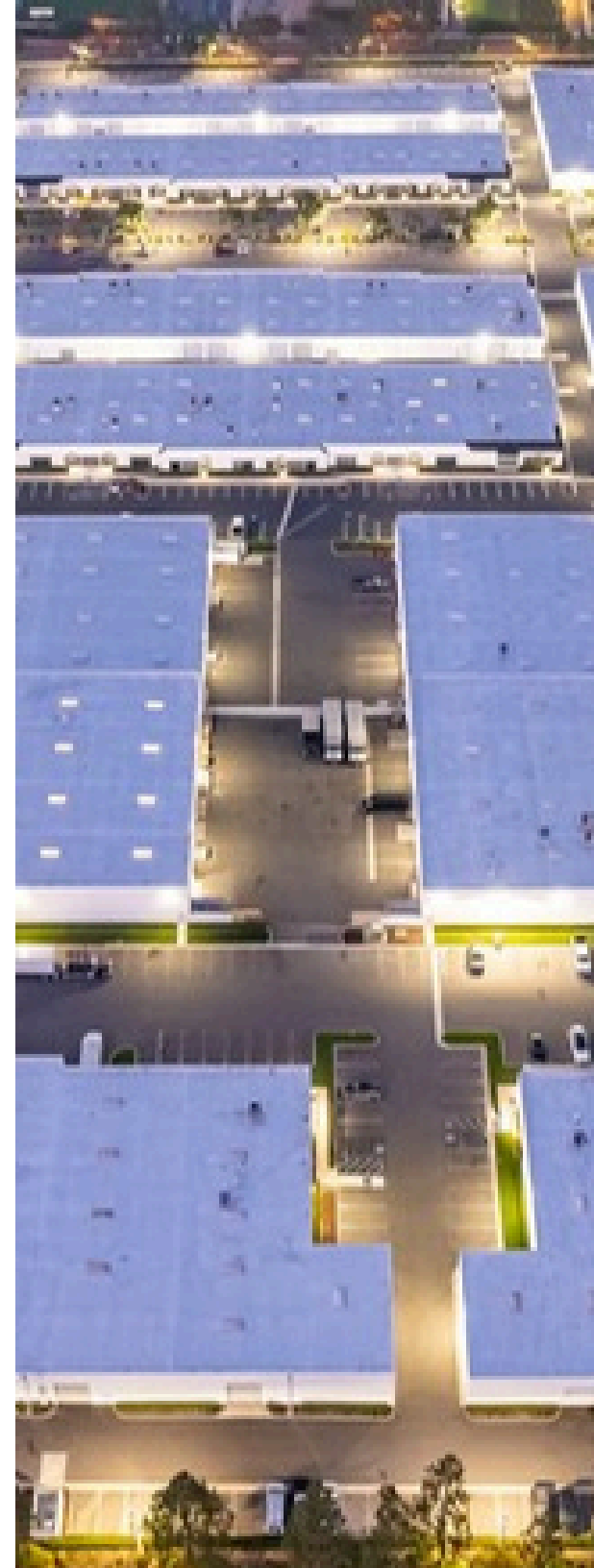
Professional management is available to help keep things running smoothly.

## **Ample Parking**

Plenty of parking for you, your employees, and your customers.

## **Room to Grow**

Multiple unit sizes and configurations to support your business as it expands.





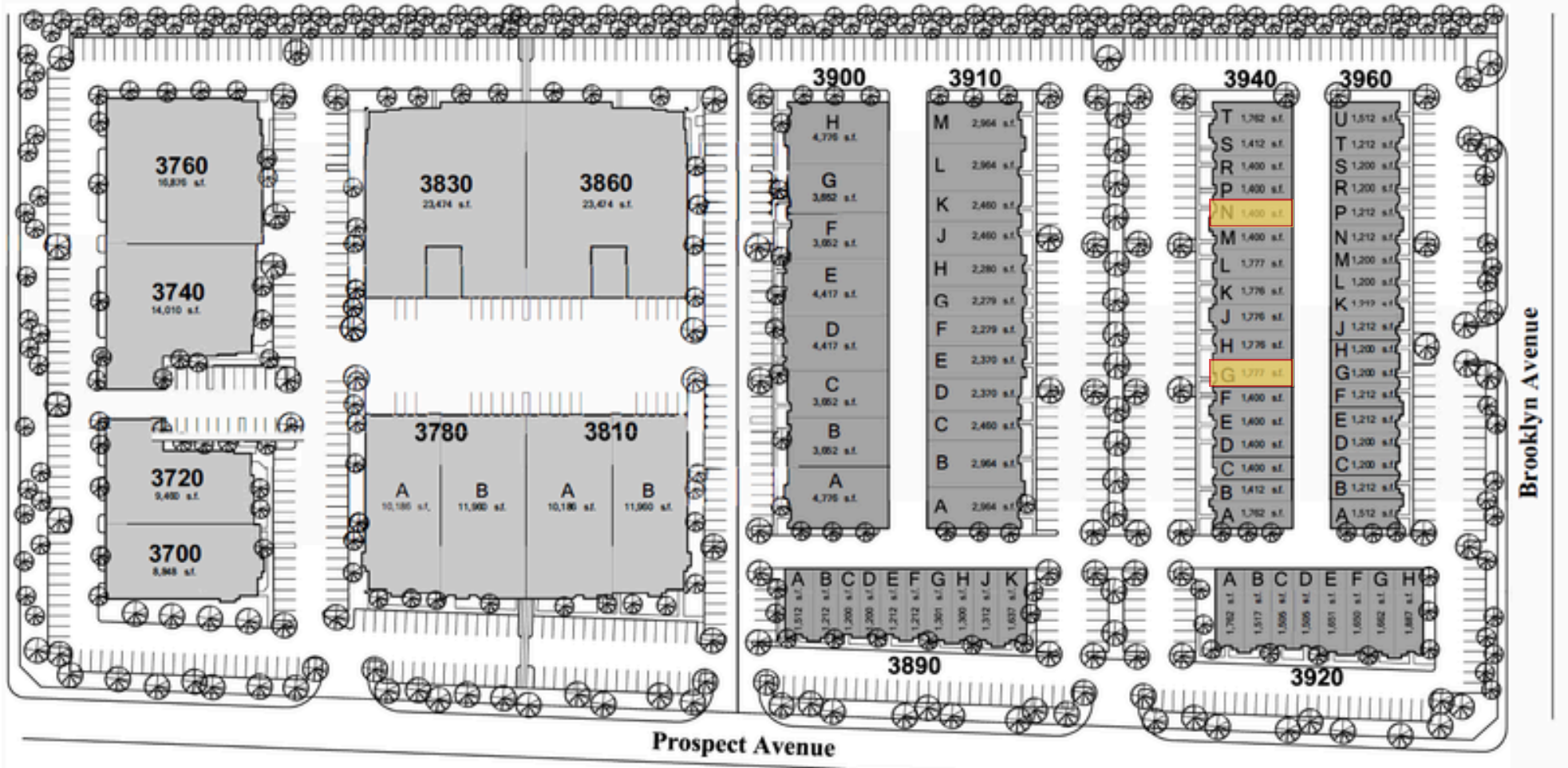
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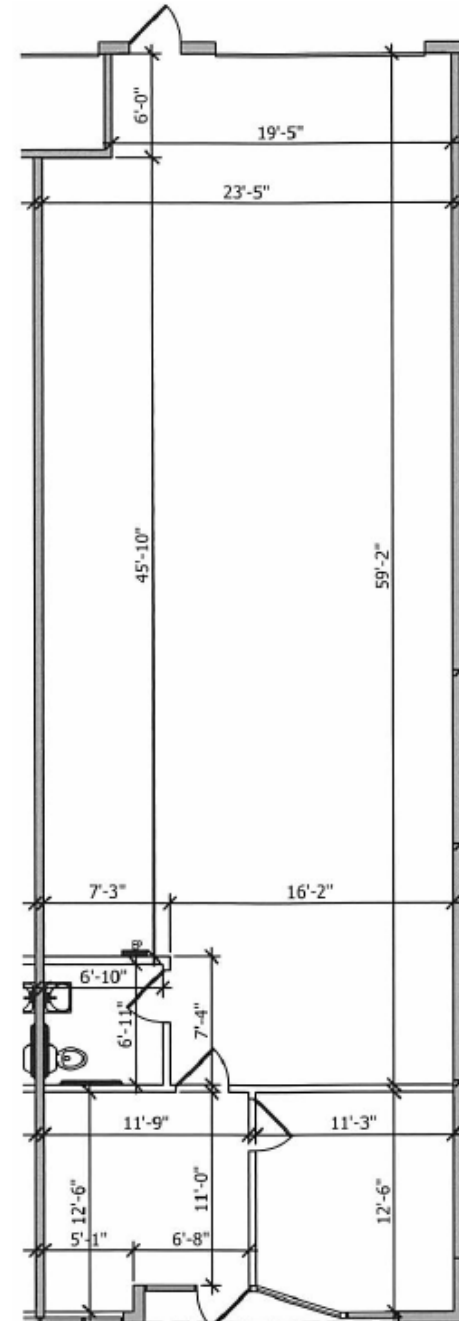
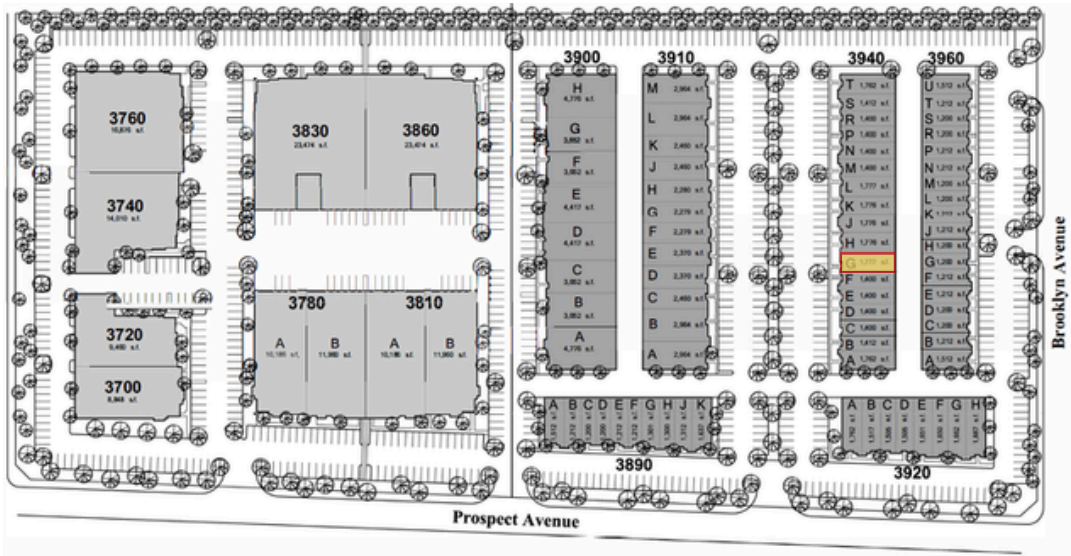
Suites	Total SF	Warehouse	Office	GL	Space Type
3940-G	1,777	1,455	322	1	Warehouse
3940-N	1,413	671	742	1	Warehouse



## SUITE 3940-G

± 1,777 Total SF

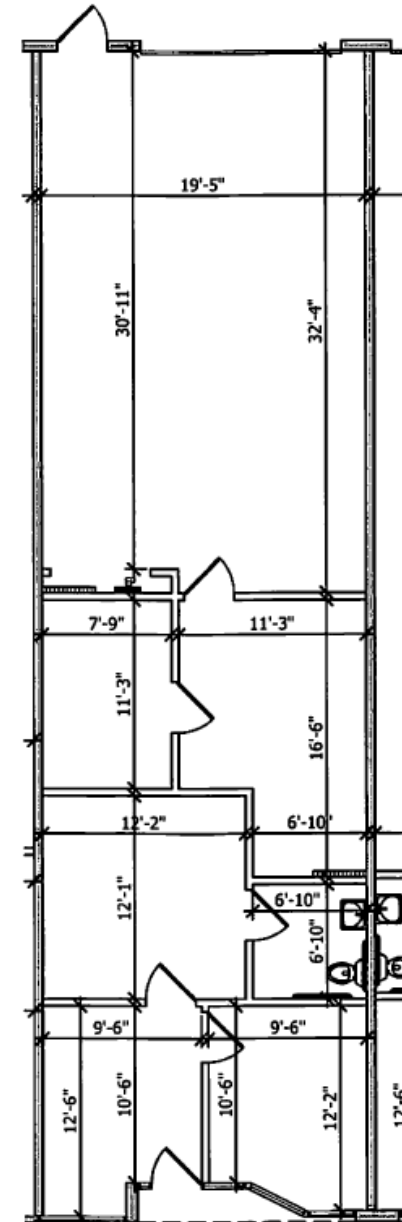
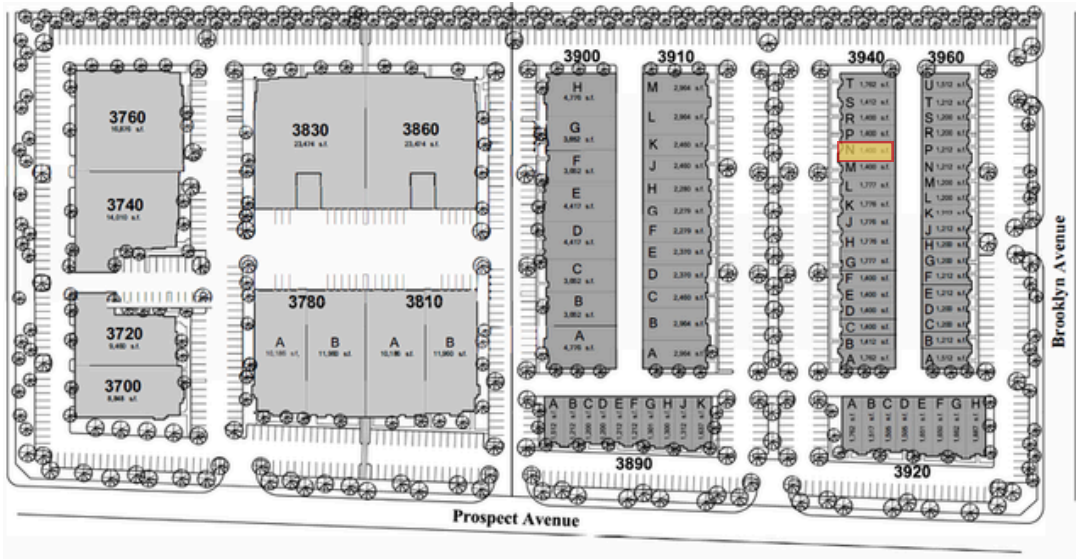
± 322 Office SF



\*Floor Plans Not to Scale

**SUITE 3940-N**

± 1,413 Total SF  
± 742 Office SF

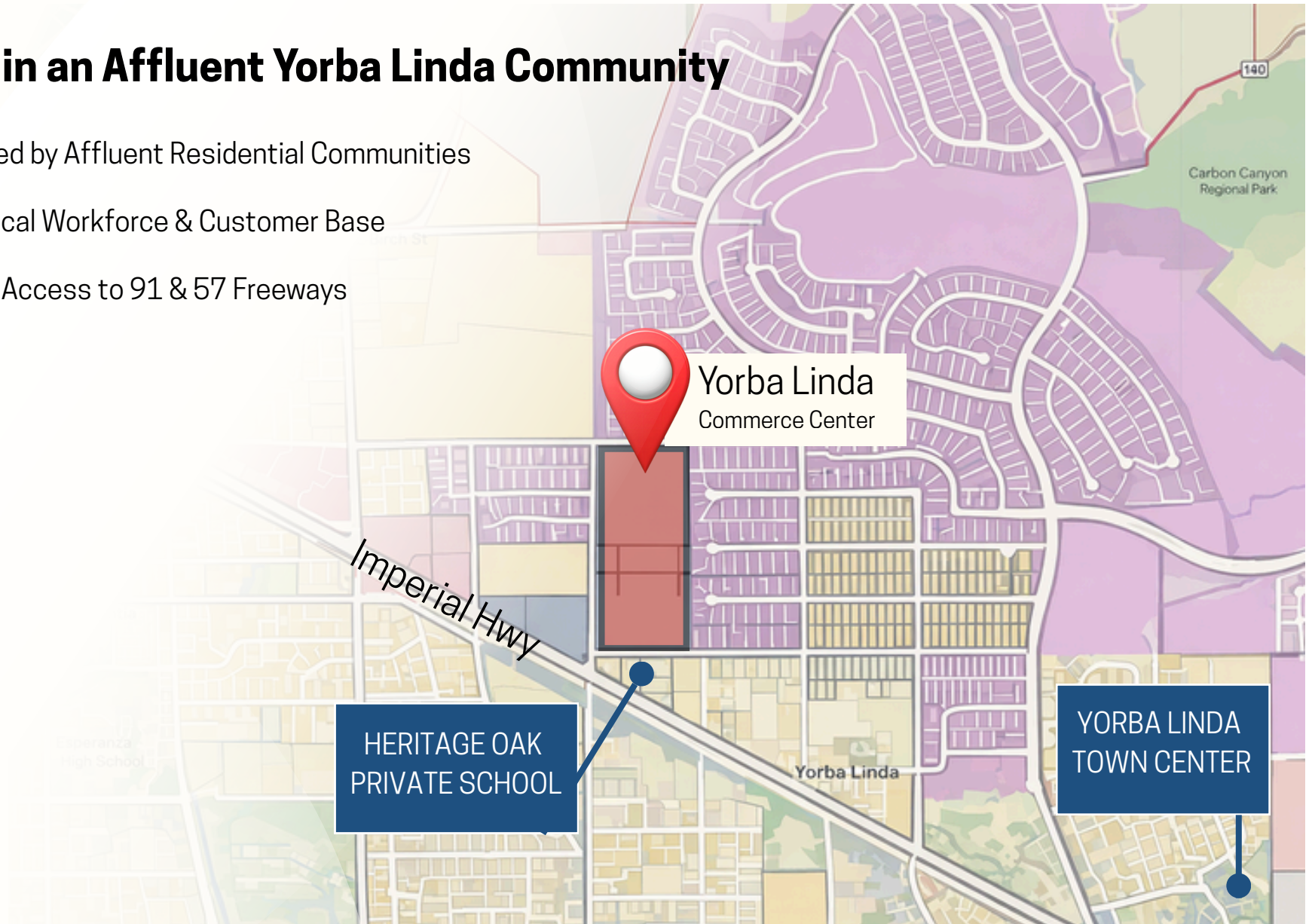


\*Floor Plans Not to Scale



## Located in an Affluent Yorba Linda Community

- ✓ Surrounded by Affluent Residential Communities
- ✓ Strong Local Workforce & Customer Base
- ✓ Excellent Access to 91 & 57 Freeways



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**Disclaimer:** All information contained herein is deemed reliable but not guaranteed. Prospective tenants should independently verify all measurements, features, and zoning regulations. Availability, pricing, and terms are subject to change without notice. This is a marketing brochure and not a legally binding offer.

**Contact Us Today to Schedule a Tour**



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