

FOR SALE OR LEASE

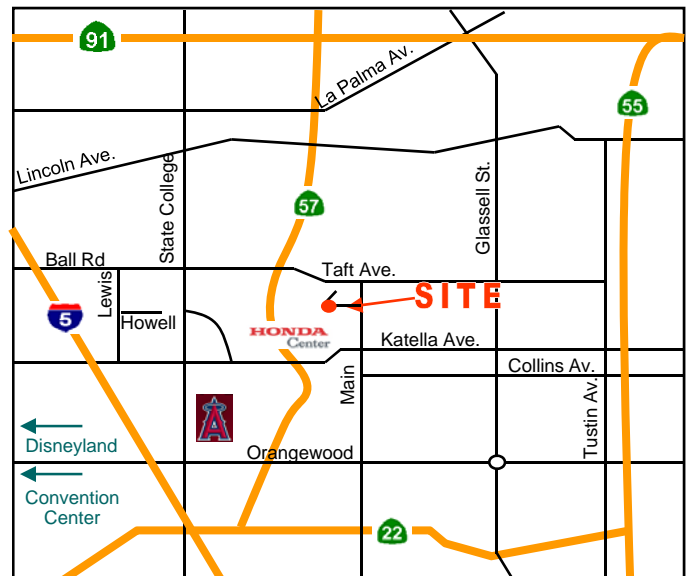
8,329 SF



1548 N. Brian St., Orange, CA 92867

Features:

- Freestanding Office/R&D/Industrial Building
- High Image Concrete Tilt-Up (Built 1985)
- M2 Zoning (verify use with city)
- 90% Drop-Ceiling (Demo Possible)
- 3 Restrooms (1 Single & 2 w/ 6 stalls each)
- Private & Bullpen Offices
- 2006 Roof
- 2.5:1 Parking Ratio
- Possible Fenced Yard/ Secured Parking
- 400 Amps/ 120-208 Volt/ 3p4w (Verify)
- 16' Warehouse Clearance
- Ground Level Loading
- 19,166 SF Lot (.44 Acres)
- Large Kitchen
- Laundry Room (Former Restroom)



For additional information, please contact:

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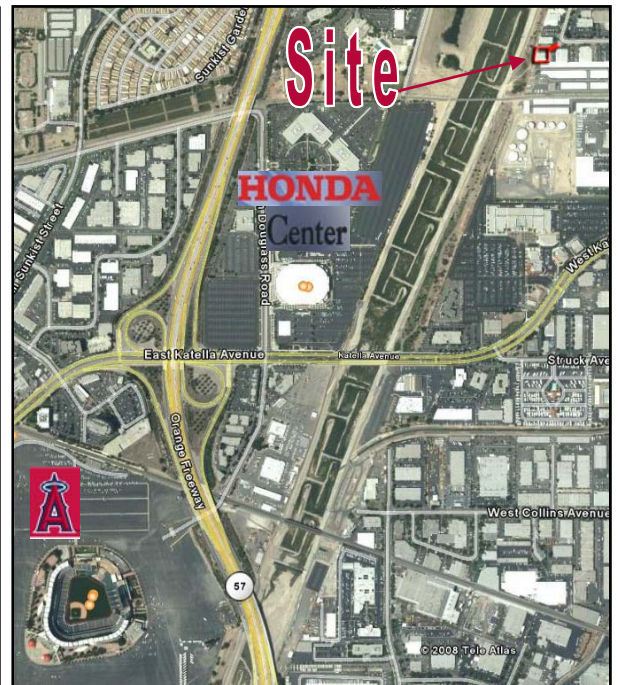
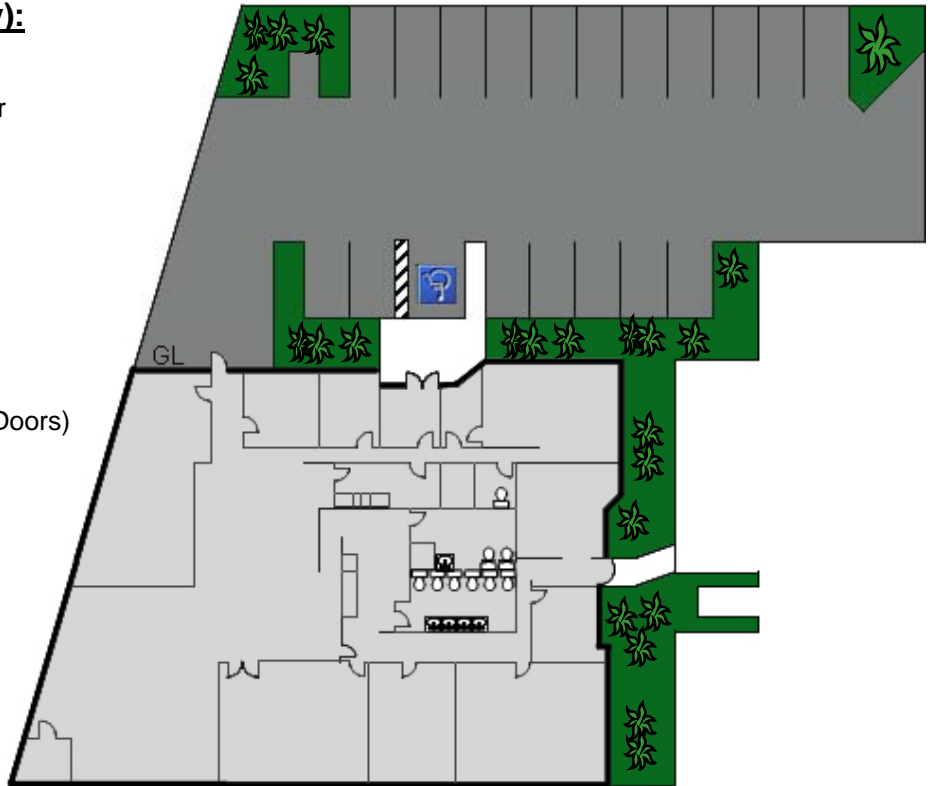
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Possible Uses (verify with city):

- Laboratory / R&D
- Electronics Assembly, Manufacturer
- Electrical Parts & Supplies
- Packaging & Processing
- Pharmaceuticals
- Blueprinting & Photocopying
- Contractor's Facility
- Ambulance Service & Dispatch
- Building Components (Windows & Doors)
- Automobile Parts & Supplies
- Construction Materials
- Plastic Fabrication
- Mechanical, Electrical, Plumbing
- Sheet Metal Fabricator
- Sexually Oriented / Adult Business
- Photographic Processing
- Dry Cleaning Plant
- Bottling Plant



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