

FOR SALE

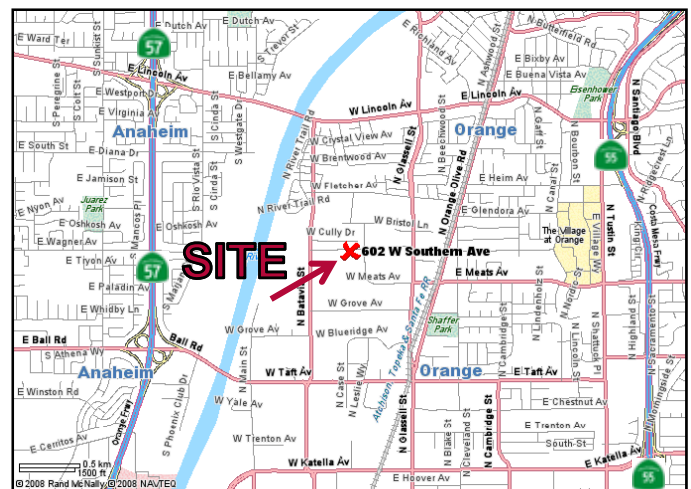
12,967 SF



602 W. Southern Avenue, Orange, CA 92865

Features:

- Freestanding Industrial Building
- High Image Concrete Tilt-Up (built 1985)
- 4,274 SF Two Story Executive Office Space (demo to suit)
- Five (5) Restrooms (Shop & Office)
- Three (3) Oversized 12' x 14' GL Doors
- 400 Amps, 277/480 volts, 3p4w (verify)
- 18' Clear Height
- Fire Sprinklered Warehouse
- Metal Halide Lighting
- Foil Insulated Ceilings
- Large Fenced Yard
- 30,056 SF Lot
- 2:1 Parking (excess parking on street)
- 2,500 SF Bonus Mezzanine (900 SF Office / 1,600 SF Storage)
- M2 Zoned (verify use w/ city)



For additional information, please contact:

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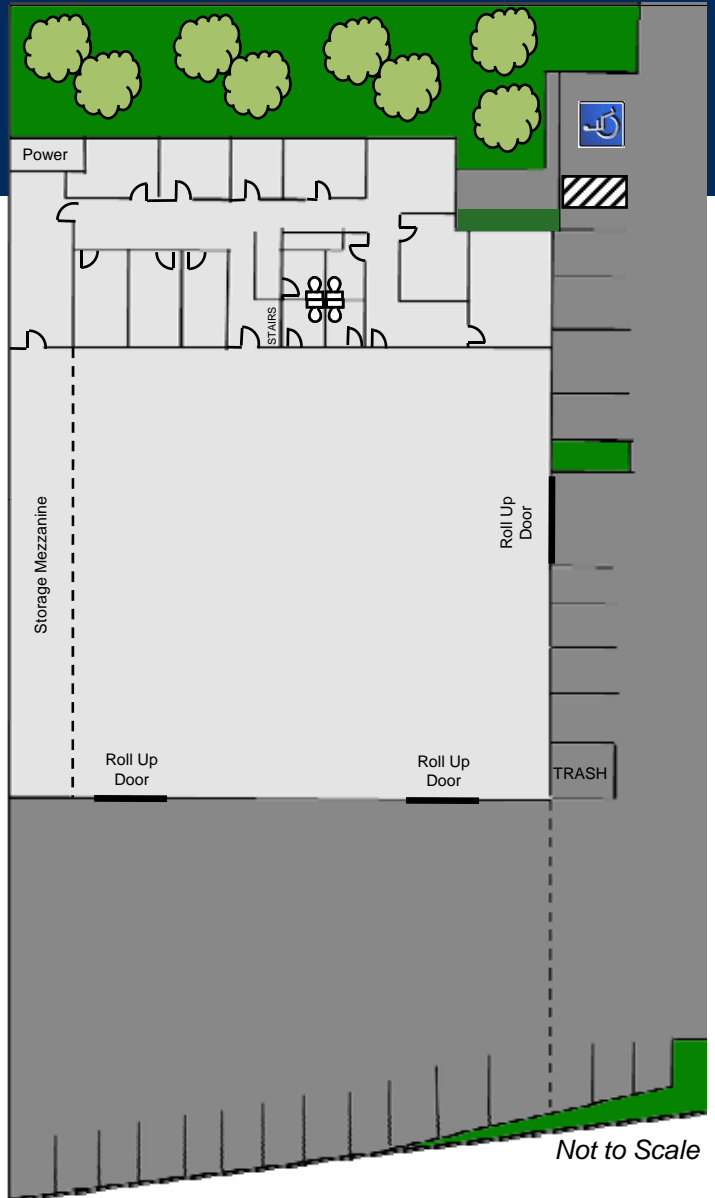
ONCOR INTERNATIONAL
D/AQ Corp. #01129558

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