

FOR LEASE OR SALE ±7,284 SF

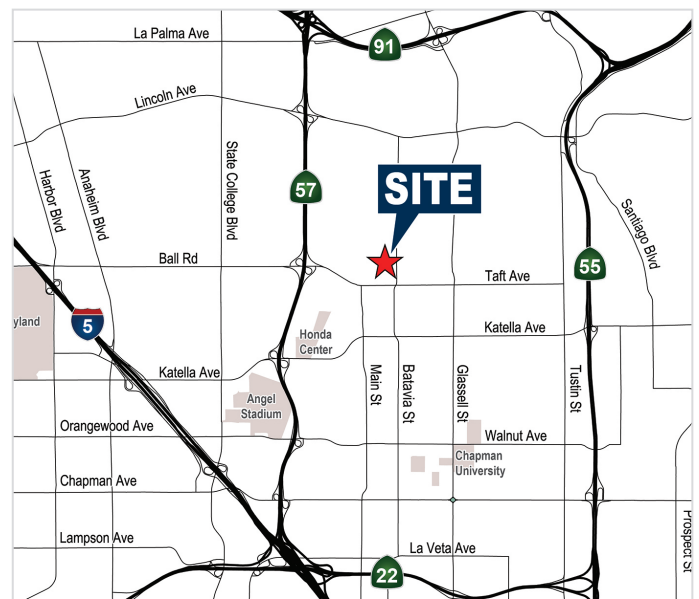
INDUSTRIAL BUILDING FOR LEASE OR SALE WITH FENCED YARD

1123 W. Grove Avenue, Orange, CA



Property Feature

- ± 7,284 Sq. Ft. Industrial Building (No Association)
- ± 3,500 Sq. Ft. of Class A Office Space (Can Be Reduced)
- Fenced Yard Area
- 400 AMPS (Verify)
- 16' Minimum Warehouse Clearance
- Freestanding Building
- 2:1 Parking Ratio
- 1 Ground Level Door (12' x 14')
- Excellent Access to the 57, 55 & 91 Freeways
- Natural Gas Service
- Bonus Mezzanine Storage



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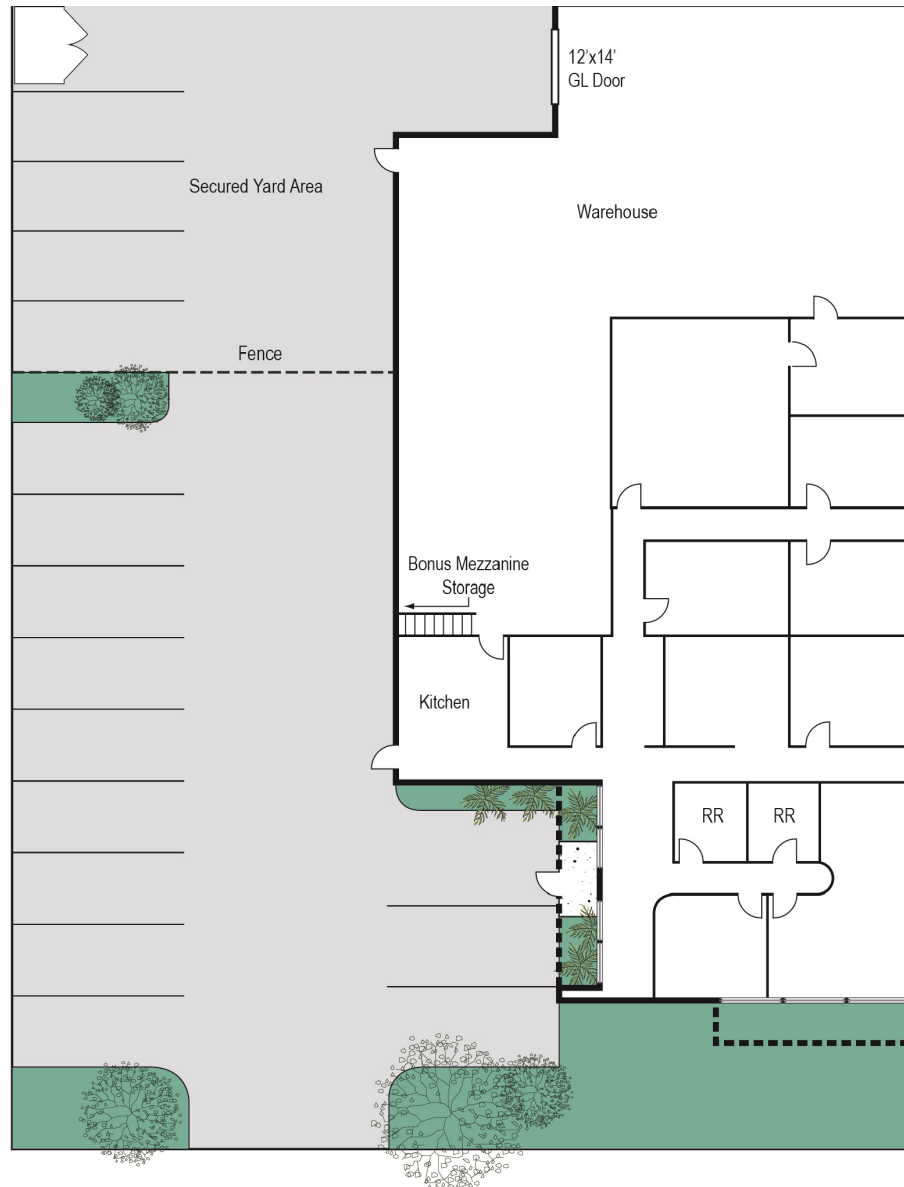
HV HEFNER
VERNICK
TEAM

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SITE PLAN



W. GROVE AVENUE

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