

1117-
1127

W. ALVAREZ AVENUE
ORANGE, CALIFORNIA

FOR SALE - ±6,495 SF MULTI-TEANT INDUSTRIAL BUILDING

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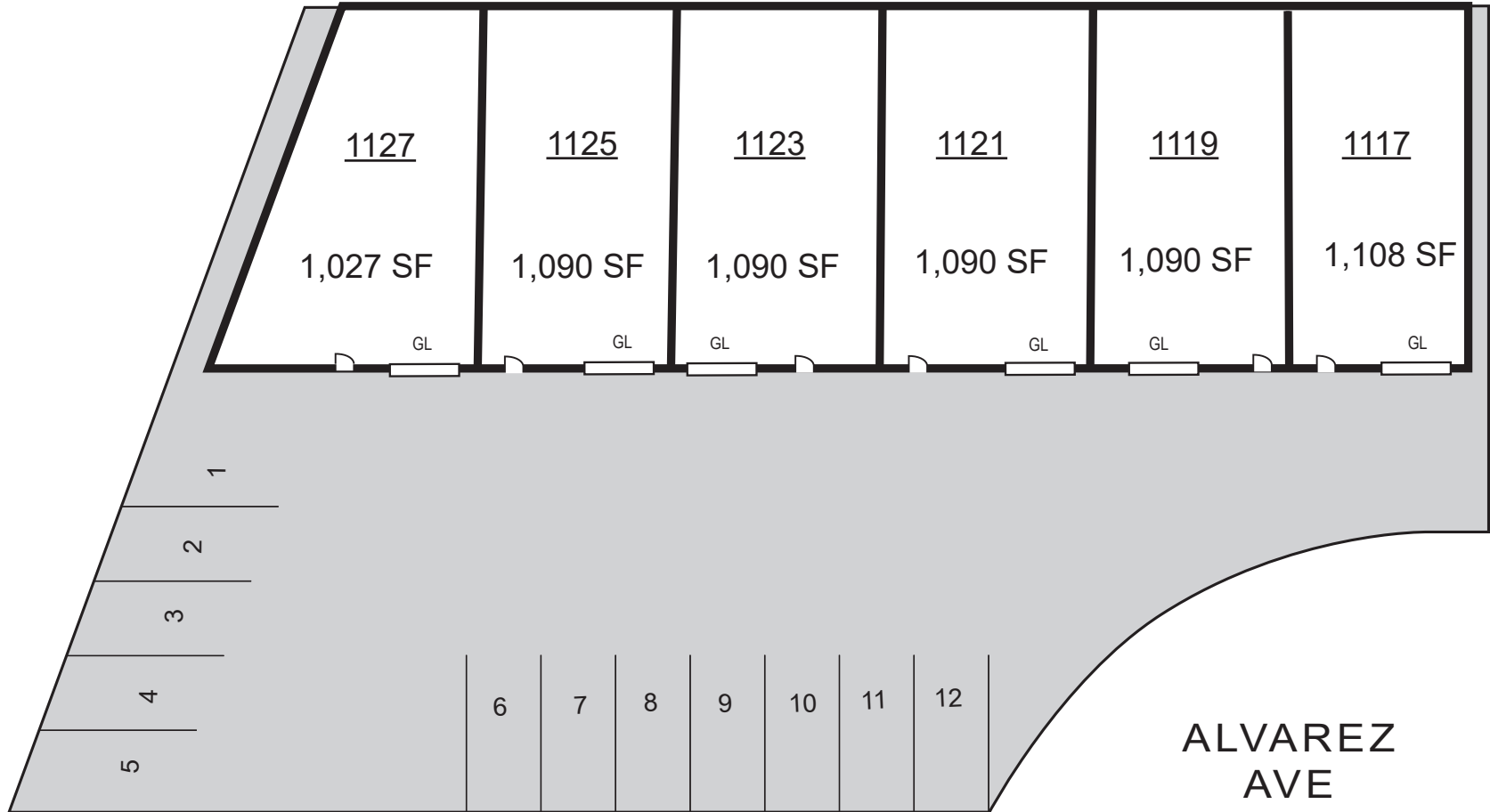
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SITE PLAN



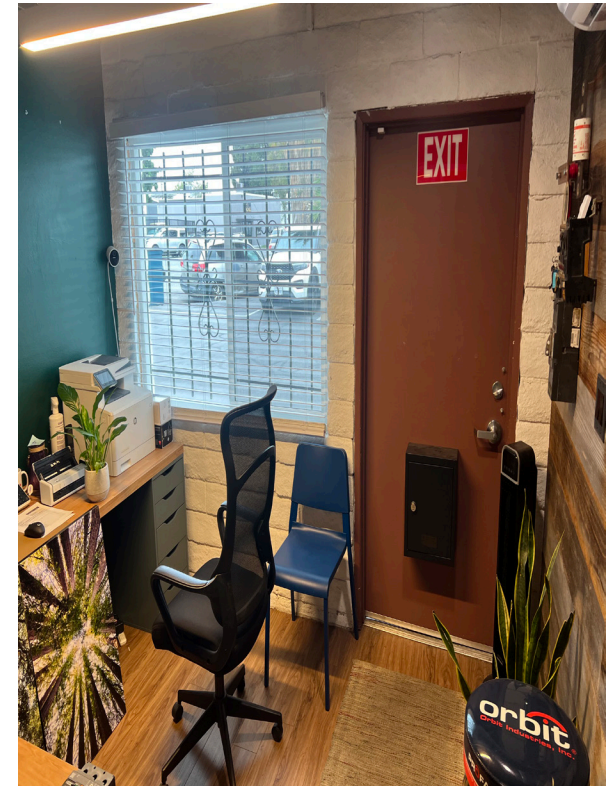
THE OFFERING

1117-1127 W. Alvarez Ave presents a compelling opportunity to acquire a versatile multi-tenant industrial building in a prime North Orange County location. Situated in Orange, CA, the property offers exceptional flexibility for an owner-user seeking partial occupancy or an investor looking for a value-add asset with immediate upside.

This ±6,495 SF freestanding industrial building features 6 ground-level doors, ±10' clear height, on a 14,454 Sf lot & delivering strong functionality for a wide range of industrial, service, and distribution operations. With ±12 parking spaces and M-2 zoning (to be verified), the property supports efficient day-to-day operations across multiple uses.

Three tenants (#1171, #1119, #1121) are currently on month-to-month leases, providing maximum flexibility for an incoming owner-user to occupy a portion of the building while retaining income from remaining tenants. Or to reposition the asset entirely on their own timeline.

Strategically located in North Orange County, the property benefits from proximity to the region's major freeway corridors, offering outstanding regional connectivity for logistics, service, and customer-facing operations. Its central Orange location places businesses within easy reach of a broad labor pool and key distribution nodes throughout Southern California.



PROPERTY HIGHLIGHTS

- ±6,495 SQFT
- 10' Clear Height
- ±12 Parking Spaces
- 6 Ground Level Doors
- M-2 Zoning
- Six (6) Units
- Excellent North Orange County Location
- Rare Opportunity to Purchase a Shallow Bay Industrial Building



ocUBE
 Entertainment
 Retail Center
 Coming Soon

Lazy Dog
 extended STAY AMERICA
 CINEMARK
 SAUCED
 STARBUCKS COFFEE
 KINGS FISH HOUSE
 P.F. Chang's

PEPBOYS AUTO
 Marie Callender's
 McDonald's

HONDA
 Center

NISSAN

Farmer's
 BOYS

Jack
 In the box

AYRES HOTELS

FARMER'S
 FRIDGE

Public Storage

ARTIC

SITE

Collins Ave

57

Orangewood Ave

El Camino
 Real Park

Walnut Ave

KARL STRAUSS
 BREWING COMPANY

CHAPMAN
 UNIVERSITY

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