



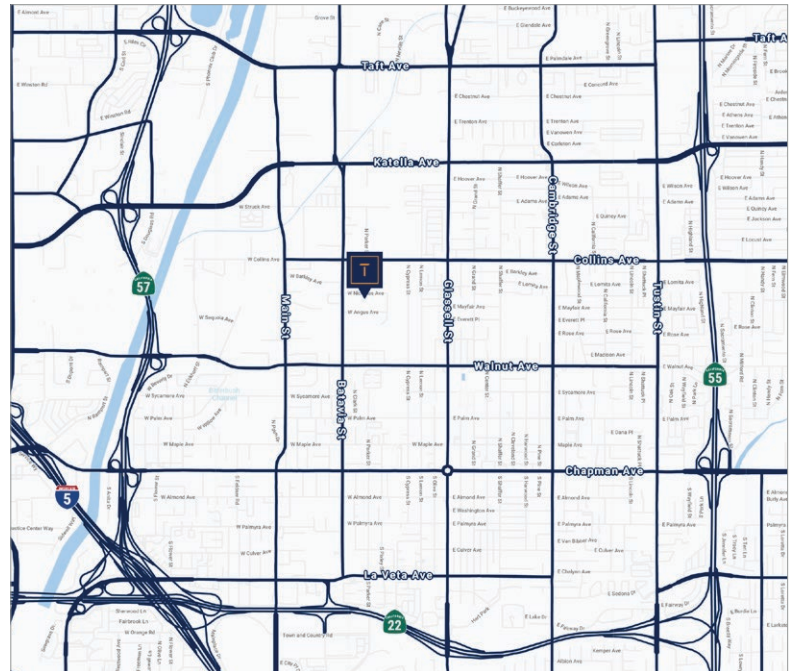
# FOR LEASE - ±27,480 SQUARE FEET

808 W. NICOLAS (NICHOLAS) AVENUE | ORANGE, CA



## PROPERTY FEATURES:

- » ±2,800 SF of Office
- » ±24,680 SF of Warehouse
- » 18' Warehouse Clear Height
- » Fire Sprinklers
- » 1,600 Amps 120/208 Volts (verify)
- » Double Truck Well
- » Two (2) Ground Level Loading Doors
- » 51 Parking Spaces
- » Large Secured Parking/Yard Area
- » LED Warehouse Lighting
- » Skylights
- » Earthquake Retrofitted
- » Good Access to 57, 22 and 5 Freeways



## CONTACT US:

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**PAT LACEY**  
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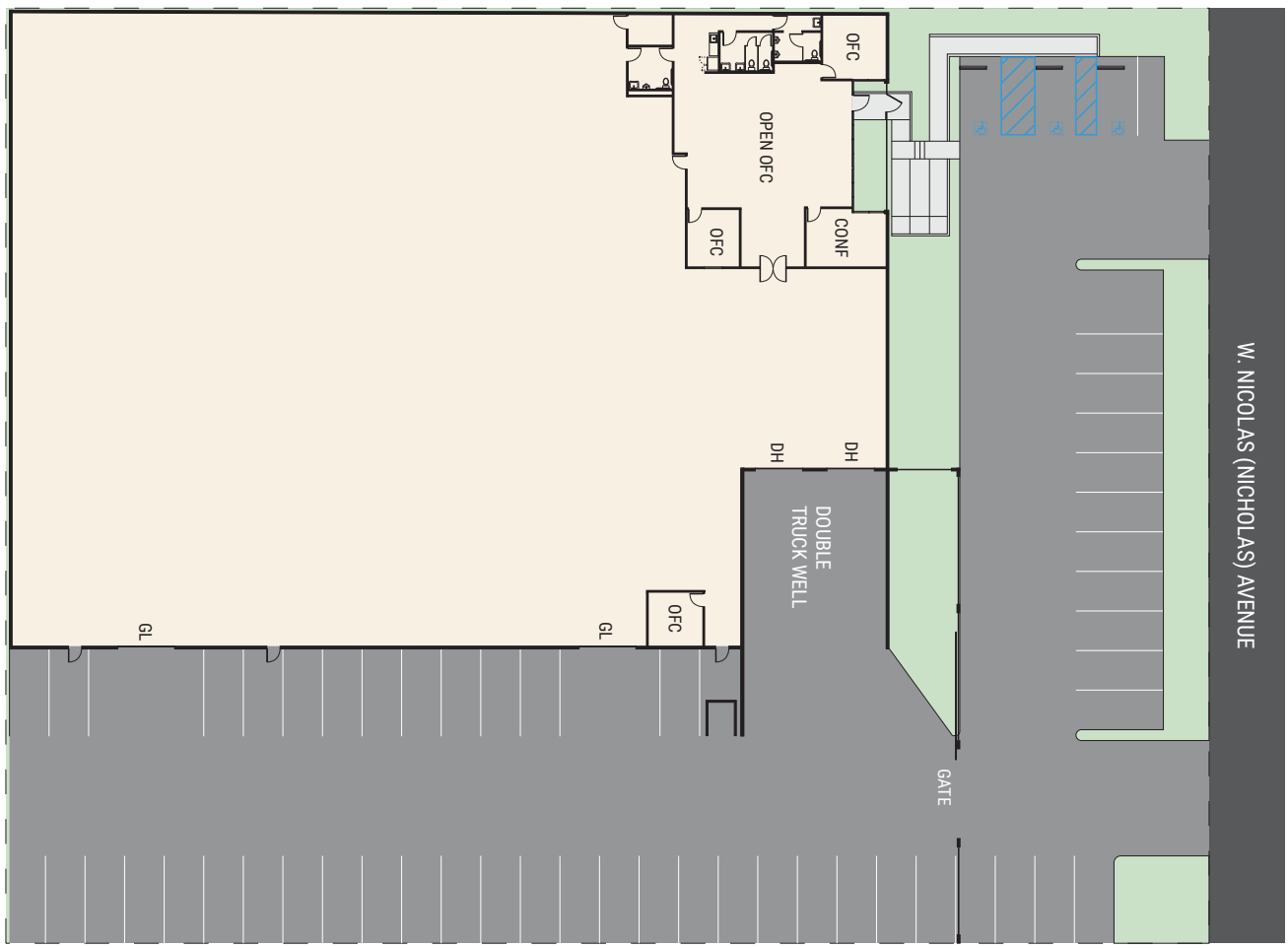
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