



# FOR LEASE

1525 W. Orange Grove Ave., Unit C  
Orange, CA

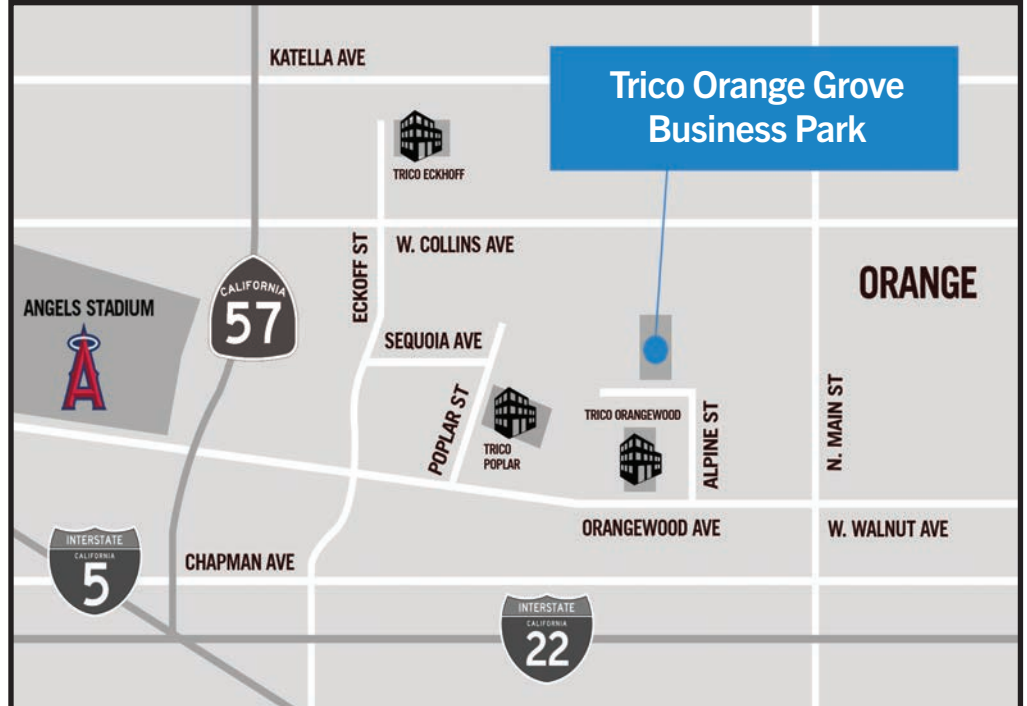
**6,000 SF Industrial Unit**

## SITE HIGHLIGHTS:

- Exterior LED Security Lighting
- Drive Around Building
- M-1 Zone
- Conveniently Located Near the 5, 57, and 22 Freeways
- Parking Ratio 2:1,000

## UNIT FEATURES:

- 700 SF Fully Carpeted Office Area
- HVAC in Office Area
- Two (2) Restrooms in Office Area
- 5,300 SF Warehouse
- 200 Amps, 120/240V
- One (1) 10'x12' Ground Level Door
- 18' Clearance
- Skylights



## FOR FURTHER DETAILS:

**ERIN GARNER**

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**DAVID KLING**

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This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

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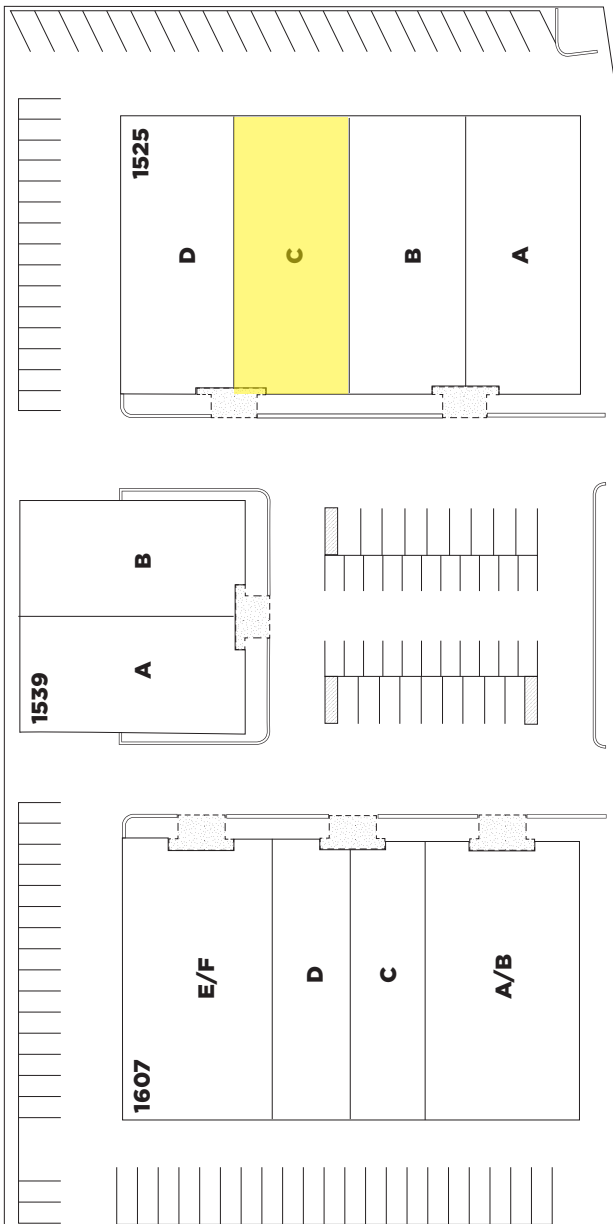
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## Unit Features

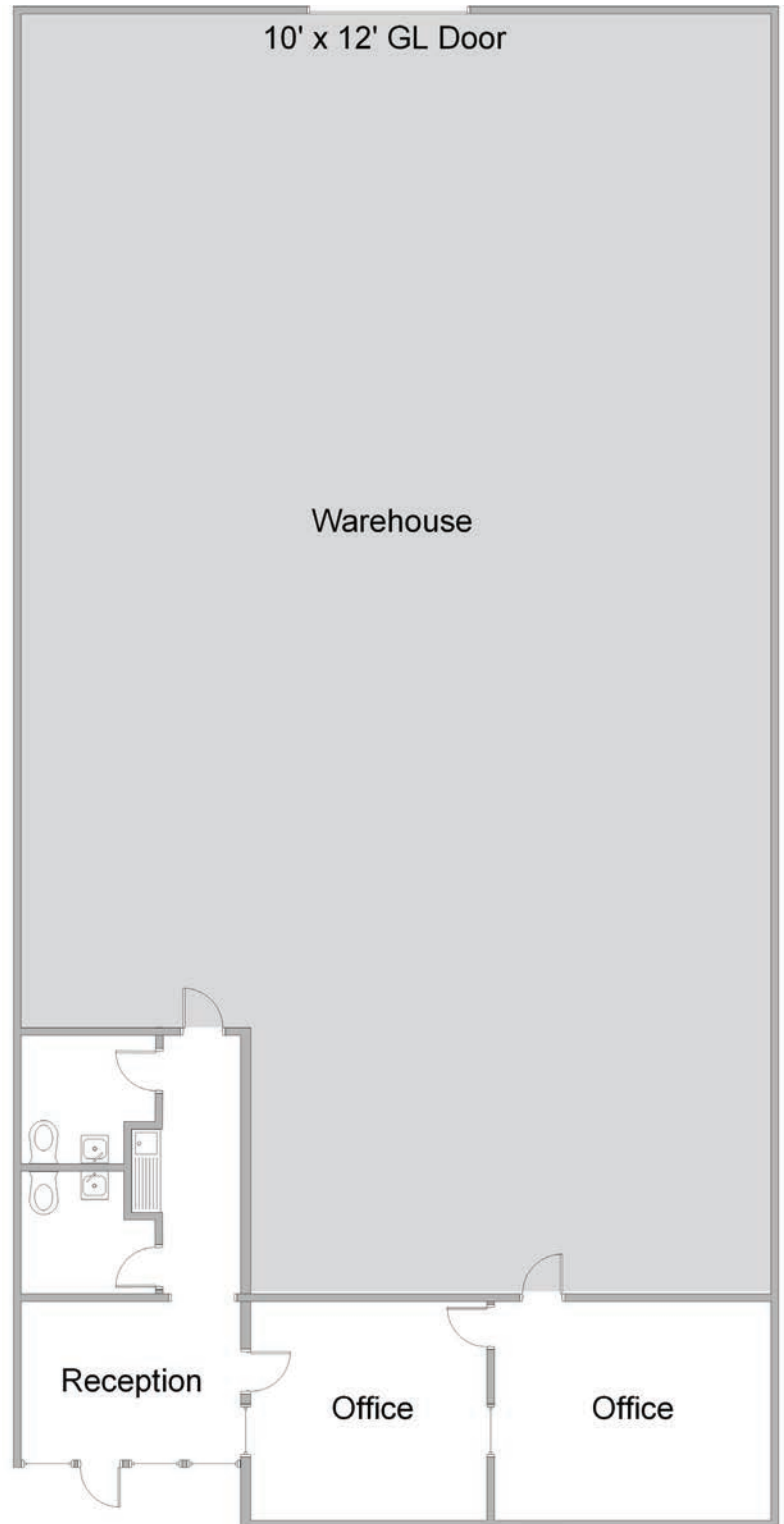
 Power: 200A | 120/240V

 Clearance Height: 18'

 Ground Level Doors: One 10'x12'



W. ORANGE GROVE AVENUE



\*Floorplans Not to Scale

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