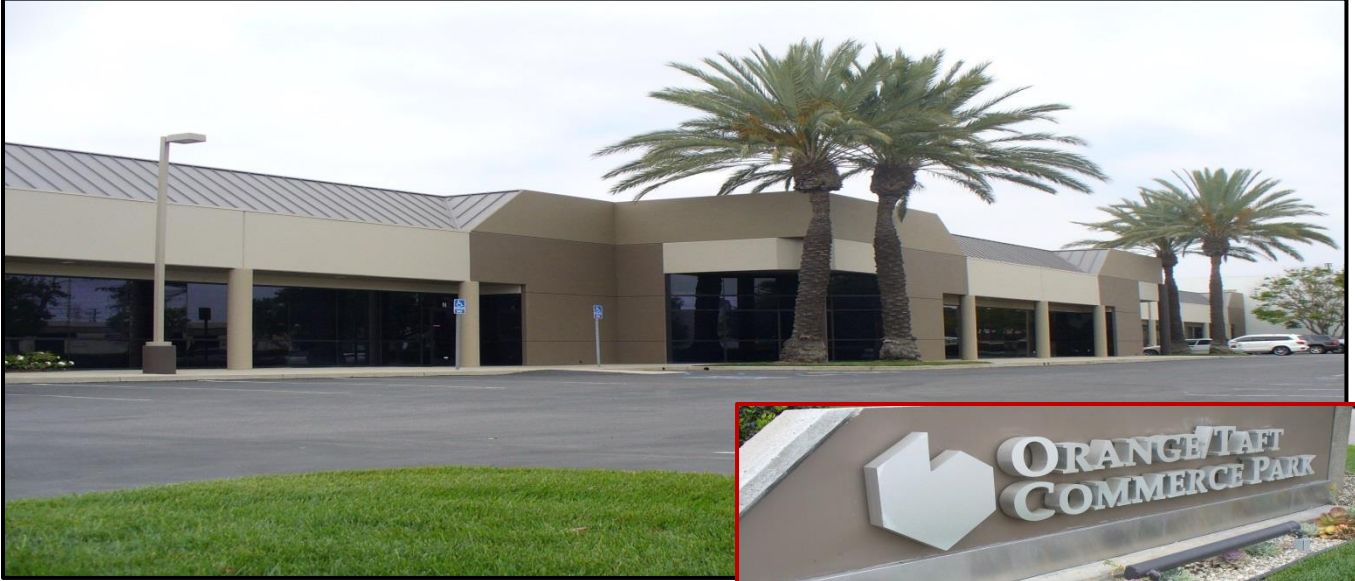


INDUSTRIAL/SHOWROOM/  
FLEX/R&D  
SPACE FOR LEASE  
3,402 SQ. FT.

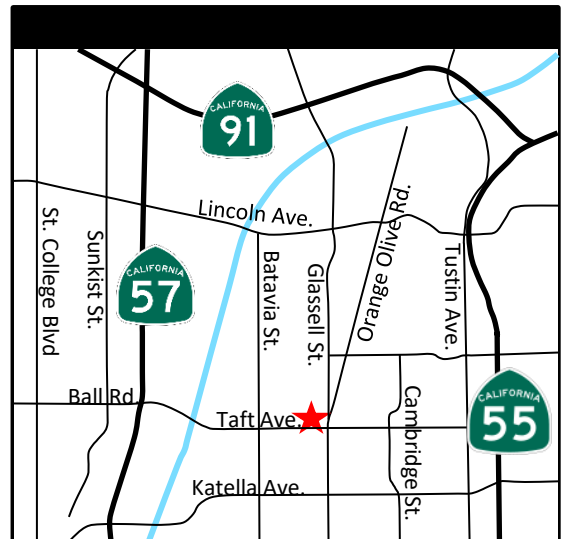
## ORANGE TAFT COMMERCE PARK



307 W. TAFT AVE., SUITE J, ORANGE, CA 92868

### PROPERTY FEATURES:

- CONVENIENT CENTRAL ORANGE LOCATION WITH QUICK ACCESS TO THE 57, 55 AND 91 FREEWAYS FOR SHORTER COMMUTE TIMES
- TAFT STREET FRONT EXPOSURE FOR GREATER BUSINESS IDENTITY
- CLOSE BY TO A WIDE RANGE OF SERVICES INCLUDING RESTAURANTS, SHOPPING & FINANCIAL OPPORTUNITIES MAXIMIZING TENANT'S AVAILABLE TIME FOR WORK & PERSONAL NEEDS
- BUILDINGS CAN ACCOMMODATE A RANGE OF SQUARE FOOTAGE REQUIREMENTS AND BUSINESS USES FOR MAXIMUM SPACE NEEDS FLEXIBILITY
- CLEAN ARCHITECTURAL STYLING PROVIDING A PROFESSIONAL BUSINESS APPEARANCE
- LARGE OFFICE WINDOWS WITH AN ABUNDANCE OF NATURAL LIGHT FOR A PLEASANT & PRODUCTIVE WORKING ENVIRONMENT
- ABOVE STANDARD QUALITY BUILDING FINISHES
- RESPONSIVE PROPERTY MANAGEMENT ENSURING EXCELLENT TENANT SATISFACTION



FOR MORE INFORMATION CONTACT:

**FRED SPITZKEIT, CCIM**

DRE LIC#00857810

[WWW.ASHWILLCRE.COM](http://WWW.ASHWILLCRE.COM)

(714) 456-0500 x131

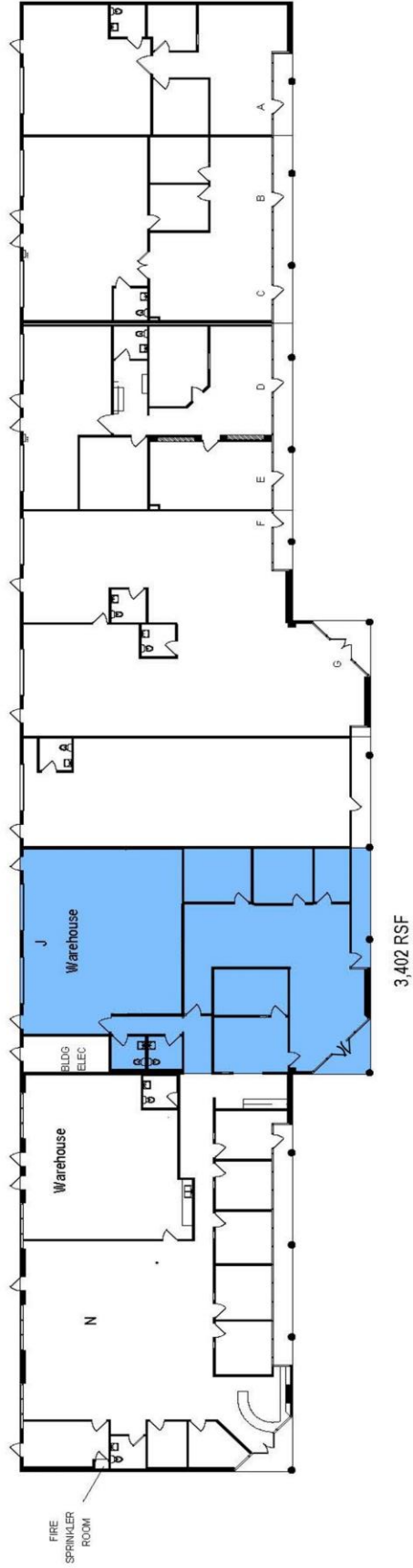
FRED@ASHWILLASSOCIATES.COM

**Ashwill  
Associates**

COMMERCIAL REAL ESTATE

*Information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy, we do not guarantee it. Buyers and tenants should verify information independently.*

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Orange, CA 92868



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