

1717W COLLINS

ORANGE, CALIFORNIA



FOR SALE OR LEASE
±101,000 SF Freestanding Building
on **5.42 Acres**

DAUM
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

Exceptional industrial infill opportunity located at 1717 W. Collins Avenue in Orange, California.



1717W COLLINS

The site is well suited for a wide range of outside storage uses, including an equipment rental yard, marble and tile, contractor's yards and wholesale uses, making it highly versatile for today's industrial users and investors. Positioned near premier regional destinations such as Angel Stadium, the Honda Center, the ARTIC Transportation Center, and the new

±101,000 SF freestanding industrial building on 5.42 acres.

This property offers a unique opportunity in the **heart of Orange County** with immediate access to the 57, 5, 91, & 55 freeways.

OC Vibe, the location combines divisibility, accessibility, and long term value. **Investors have a unique opportunity to unlock additional upside by removing the existing office and laboratory improvements to create a more traditional industrial layout, or by removing the warehouse and office area to significantly expand outdoor storage capacity.**



Existing Building

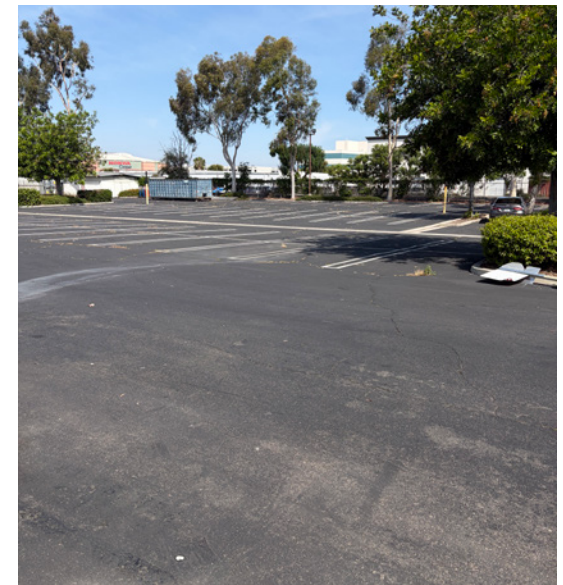
- + ±101,000 SF Freestanding Industrial Building
- + Ground Level Loading
- + 17' Warehouse Clearance Height
- + 3,200 AMPS, 277/480V, 3p4w (verify)
- + Fire Sprinklered
- + Drive Around Access – Dual Entry
- + Coveted Industrial Infill Opportunity
- + 3.6:1 Parking Ratio
- + Office Area (To Suit)
- + Building Available June 1, 2026
- + Two (2) 10-ton floor mounted HVAC System for Warehouse

Land Area

- + 5.42 Acres
- + M1 Zoned (City of Orange)
- + Allows for a variety of industrial outside storage options

Office Area

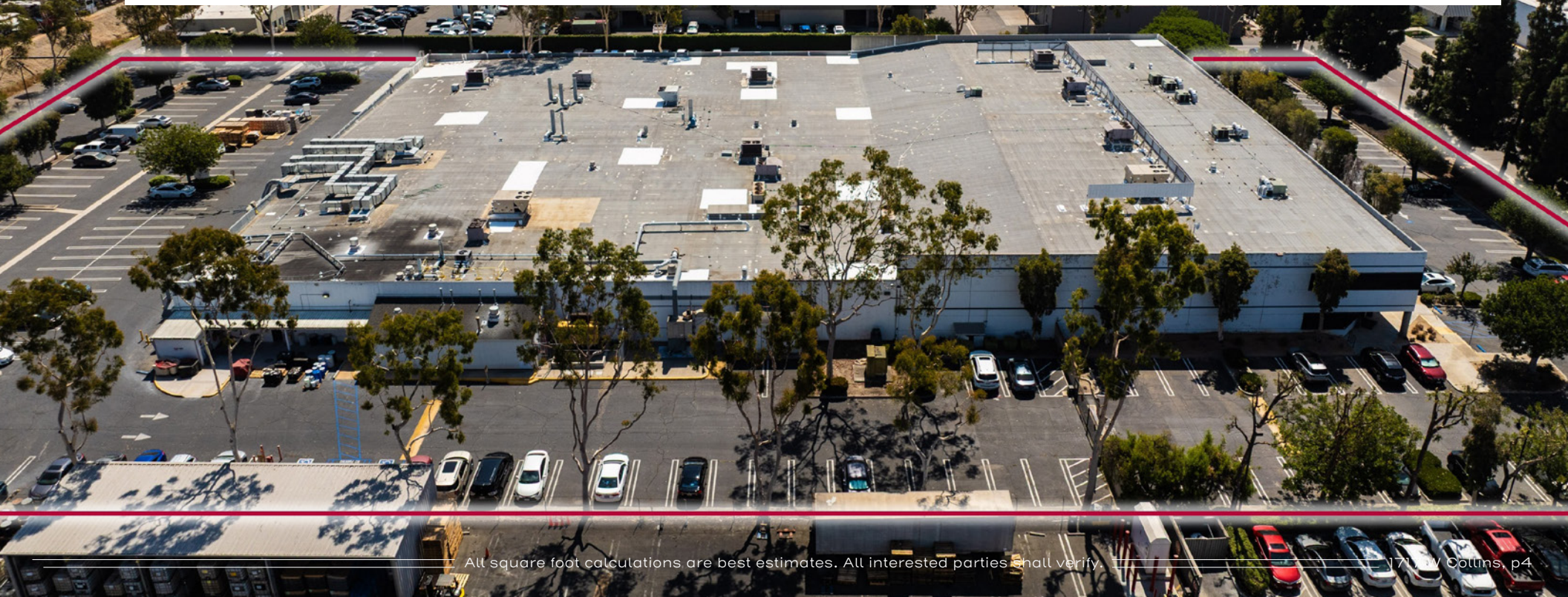
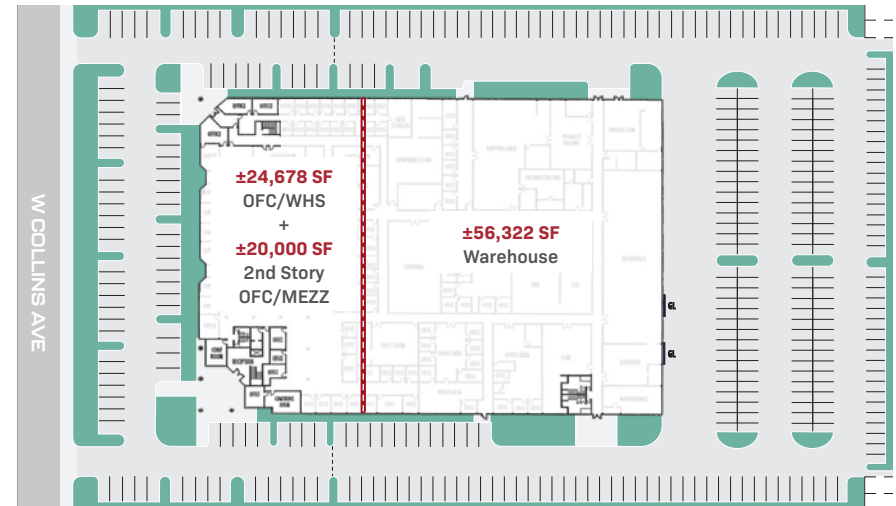
- + ±24,678 SF First Floor Office
- + ±20,000 SF of Second Floor Office
- + Elevator Served



CURRENT AERIAL & SITE PLAN

Proposed Ideas For Owner/User Purchase or Lease

- + Remove existing $\pm 56,322$ SF Building which would provide an ideal IOS storage facility.
- + Remove existing $\pm 20,000$ SF of 2nd story office area, leaving $\pm 24,678$ SF of office and lower clearance warehouse area.
- + ± 4.80 Acres of outside storage and parking.
- + 100% HVAC for Lab and R&D Users.
- + See Proposed Demo Plan – IOS for more information.



PROPOSED DEMO AERIAL & SITE PLAN

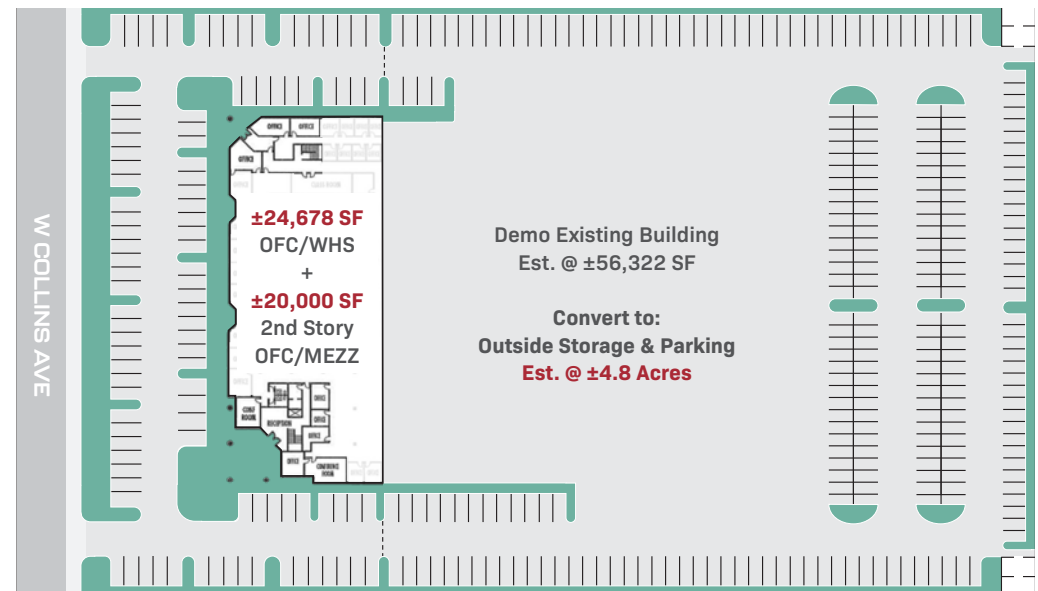


AI-generated aerial

AI Generated: Photo & Site Plan

If an investor elects to demolish approximately $\pm 56,322$ square feet of the existing structure, the remaining building would comprise approximately $\pm 24,678$ square feet, with the $\pm 20,000$ square feet of second-story office space fully removed. **These conceptual plans, together with the AI-generated site analyses, offer a refined framework for redevelopment, enabling the strategic repurposing of the remaining space for enhanced operational use or additional storage capacity.**

AI-generated site plan, Not to scale





For Sale: 5.42 Acres (236,095 SF)

- + Asking: \$25,970,000
- + Price Per Square Foot (Land): \$110 PSF
- + Price Per Square Foot (Building): \$257 PSF

For Lease: ±101,000 SF Building

- + Rate Per Month (Building): \$85,850 Gross
- + Rate Per Square Foot (Building): \$0.85 G PSF
- + Rate Per Square Foot (Land): \$0.36 G PSF

The property located at 1717 W. Collins Ave, Orange, California, comprises approximately 5.42 acres with a total building area of ±101,000 square feet. Constructed in 1985 and currently zoned M1, the property supports a broad range of industrial uses, including equipment rental operations and contractor activities, making it an ideal asset for industrial tenants, owner-users or investors. The lease rate is set at \$0.85 per square foot gross, amounting to \$85,850 per month for the entire building. The land value equivalent is \$0.36 per square foot gross. Alternatively, the building is offered for sale at land value, priced at \$110 per square foot, inclusive of all improvements, equating to \$25,970,000.

This represents \$110 per square foot for the land or \$257 per square foot for the building. Ownership acknowledges that interior demolition will be required to address the existing extensive laboratory build-out. A discerning investor or owner-user may opt to remove a portion of the building to maximize the IOS for vehicles, equipment, and materials. This represents one of the rare 5.42-acre sites zoned for a variety industrial uses. **An investor could acquire the property, remove the office and laboratory areas, and lease the 236,095 square feet of land to an industrial owner-user, thereby creating one of Orange County's premier industrial properties.**



LOCATION & AMENITIES

The property located at 1717 W. Collins Ave, Orange, CA, encompasses approximately 5.42 acres with a total building area of ±101,000 square feet. Constructed in 1985 and **currently zoned M1**, the property accommodates a wide array of industrial uses, including equipment rental yards, wholesale uses, and contractor operations including laboratory and R&D users, creating an ideal property for industrial users. It offers a parking ratio of 3.6 to 1, dual access, and drive-around capabilities. Upon selective demolition, storage can be implemented inside the building, or the existing ±56,332-square-foot section could be removed for outdoor utilization. The existing office configuration could be tailored with some demolition, paint and flooring, and the warehouse clearance height restored to 20 feet. The warehouse has a ground mounted 10-ton HVAC system.



Disneyland Park

ANGEL STADIUM

HONDA Center

ARTIC

OCVIBE

1717W COLLINS

Strategically positioned in the heart of Orange County, close to the 5, 57, 91, 55, 22 freeways, and near prominent landmarks such as Angel Stadium, the Honda Center, OC Vibe, and the ARTIC Transportation Center.



Prime Orange County Location.



- 57 Freeway
 - I-5 Freeway
 - 22 Freeway
 - 55 Freeway
 - 91 Freeway
- 1 Mi
 - 2 Mi
 - 2 Mi
 - 5 Mi
 - 6 Mi



- John Wayne
 - Long Beach
 - LAX
- 9 Mi
 - 18 Mi
 - 40 Mi

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FOR MORE INFORMATION

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