

600 W TAFT AVE, ORANGE, CA

±10,384 SF Building on ±2.01 Acres of Industrial Land For Sale



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Not to Scale



HIGHLIGHTS

- Freestanding +/- 10,384 SF Office / Flex Building on 2.01 Acres
- M-2 Zoning: Heavy Industrial Zone, Allows for Variety of Uses and Contractor's Yards
- Yard Area can be Expanded Closer to Taft Ave and Case St; Inquire For Details
- Major Street Frontage; Approx. 18,000 Cars Pass Per Day
- Excellent Curb Appeal with Monument Signage
- Concrete Masonry Exterior Fence
- Building has Potential for Warehousing Space
- Drive-Around Truck Access with Two Points of Entry
- High Image, Renovated Office Space
- Centrally located in the City of Orange with Immediate Access to 57, 55, 91, 22 Freeways
- Office and Yard Space can be Divisible
- Month to Month Tenant's in Place: RV Storage and Office Tenant
- Clean Phase 1 Environmental from 2024
- New Asphalt Slurry and Stripe

All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

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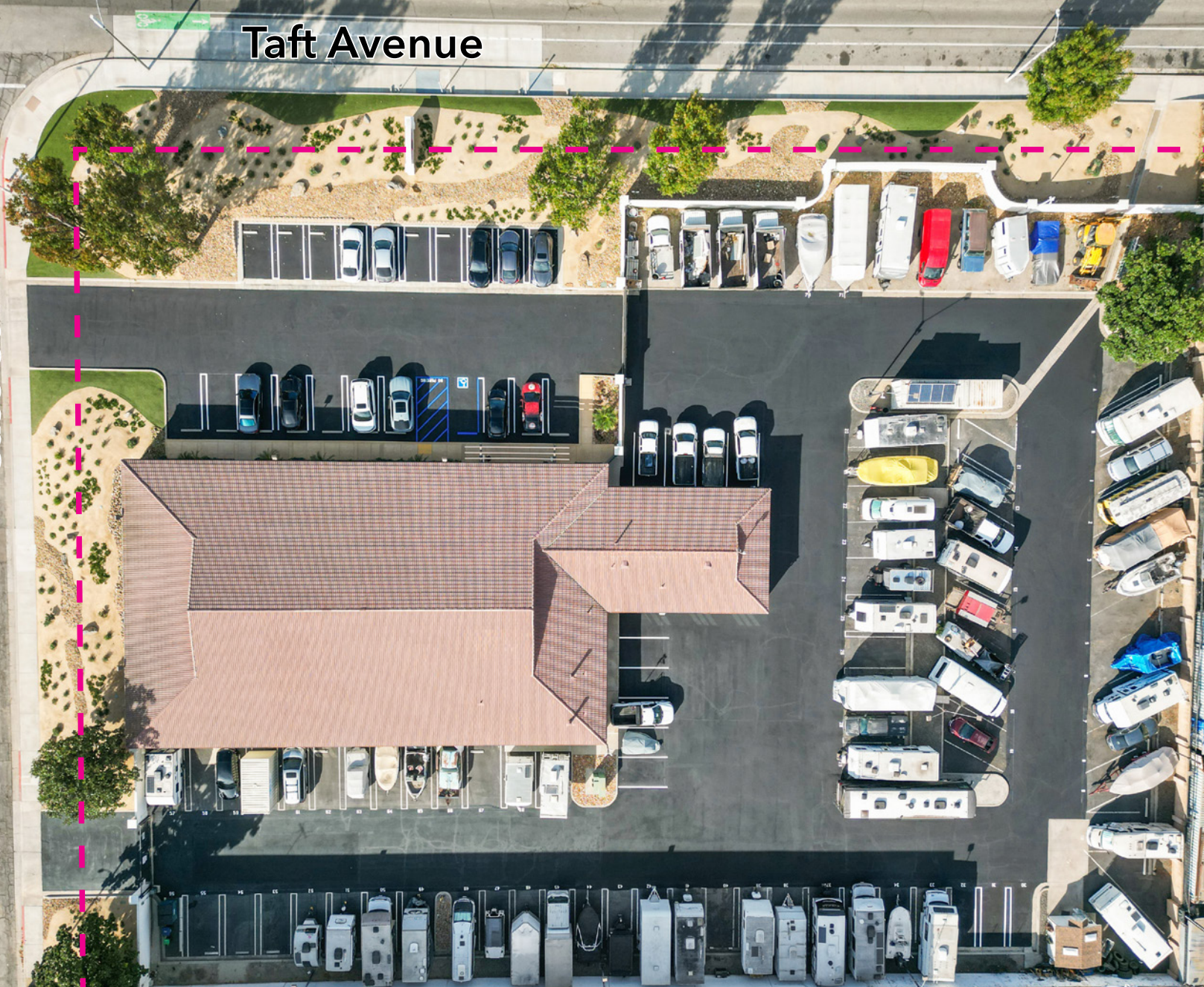
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Taft Avenue

Case St



Proposed Setback:

Per the requirements of the city of Orange, the fence/paved area can be extended as long as it is 20 feet from Taft Ave and 10 feet from Case St. The dotted line shows a rough depiction of where you can extend the fence / paved area to.

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