



Orangethorpe Center

1631 Placentia Ave, Anaheim, CA 92806



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Orangethorpe Center

\$19.80 /SF/YR

Orangethorpe Business Center. 2370 & 2372 E Orangethorpe Ave. These two industrial units have been combined into one large unit. Two large bay doors, HVAC, two office spaces, 1 bathroom, and potential show room. Open parking spaces throughout the business center. CAM fees to be charged....

- Close to freeways
- Two bay doors
- Freshly painted interior
- Easy access for clients
- Loading and unloading



Rental Rate:	\$19.80 /SF/YR
Total Space Available:	6,600 SF
Max. Contiguous:	2,200 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	62,029 SF
Walk Score ®:	66 (Somewhat Walkable)
Transit Score ®:	36 (Some Transit)
Rental Rate Mo:	\$1.65 /SF/MO

1st Floor Ste C-D

Space Available	2,200 SF
Rental Rate	\$19.80 /SF/YR
Date Available	September 01, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

Large mixed use warehouse/office unit with roll up door, man door, bathroom, and separate office2 connected units, each unit is 1,100sqftQualification requirements-City of Anaheim Business License-Commercial insurance(\$2m coverage liability)-Proof of business income.-Commercial applicationPlease contact Utopia Management to schedule a viewing of this property949-369-5555DRE#01197438CAM (2022 BASE YEAR): \$318.00\$3,620.00 Base monthly gross rents

1st Floor Ste K-L

Space Available	2,200 SF
Rental Rate	\$19.80 /SF/YR
Date Available	September 08, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	1 Years

Commercial industrial complex offering 2,200 sq ft. Central HVAC unit. Built out office space and large warehouse space available. Two bay doors. 4 access points.Qualification requirements-City of Anaheim Business License-Commercial insurance(\$2m coverage liability)-Proof of business income.-Commercial applicationCAM (Base Year 2022): \$318.00\$3635.00 gross monthly rent

1st Floor Ste P

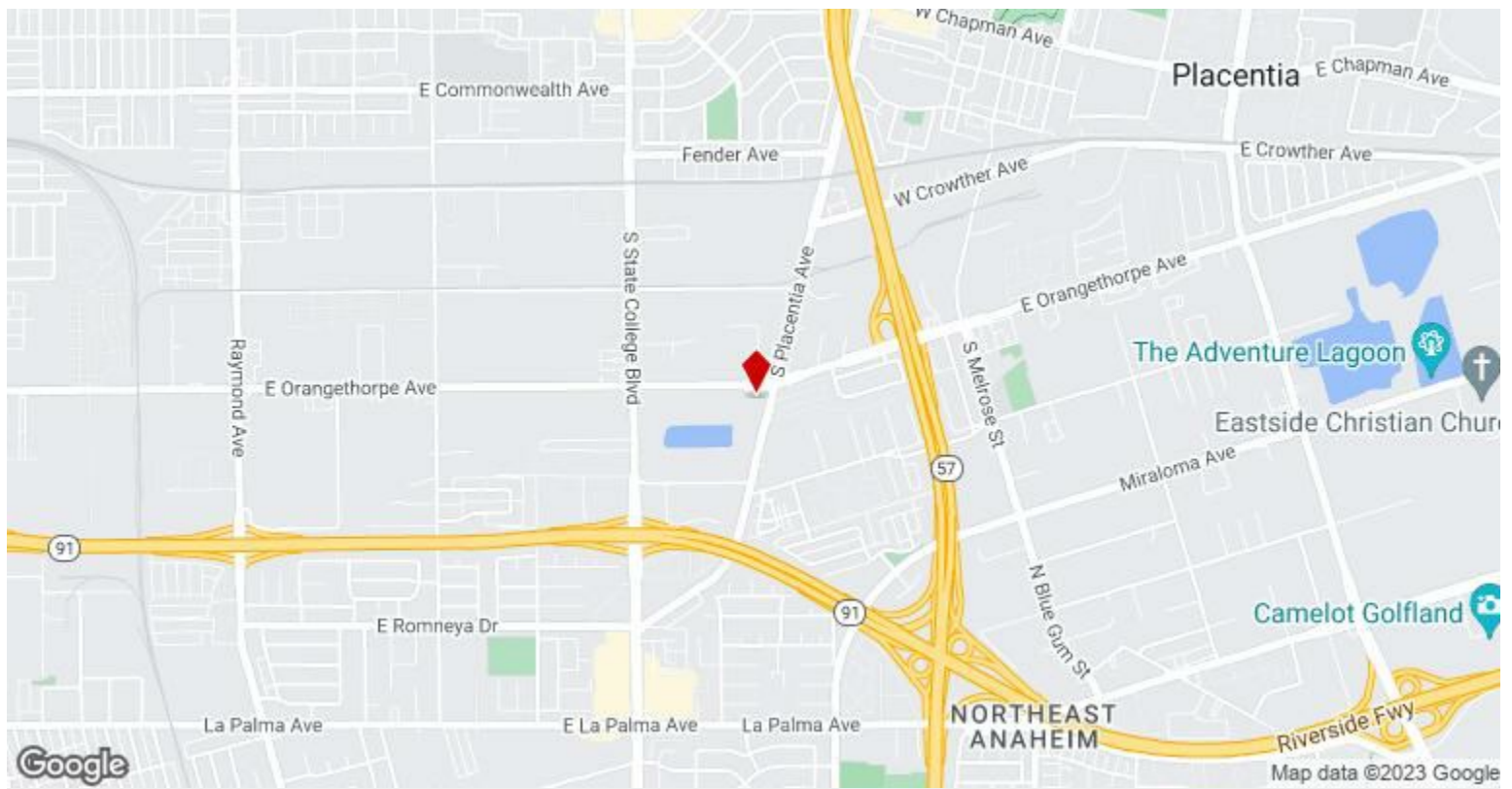
Space Available	1,100 SF
Rental Rate	\$19.80 /SF/YR
Date Available	September 08, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	1 Years

1,100 sqft of commercial Warehouse and Office space available for rent. Qualification requirements-City of Anaheim Business License-Commercial insurance(\$2m coverage liability)-Proof of business income.-Commercial applicationContact Utopia Management to schedule a viewing 949-369-5555DRE#01197438CAM (Base Year 2022): \$158.00\$1810.00 gross monthly rent

1st Floor Ste T

Space Available	1,100 SF
Rental Rate	\$19.80 /SF/YR
Date Available	September 08, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	1 Years

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2350-2384 E Orangethorpe Ave, Anaheim, CA 92806

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Property Photos



Building Photo



Building Photo

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