

# FOR LEASE

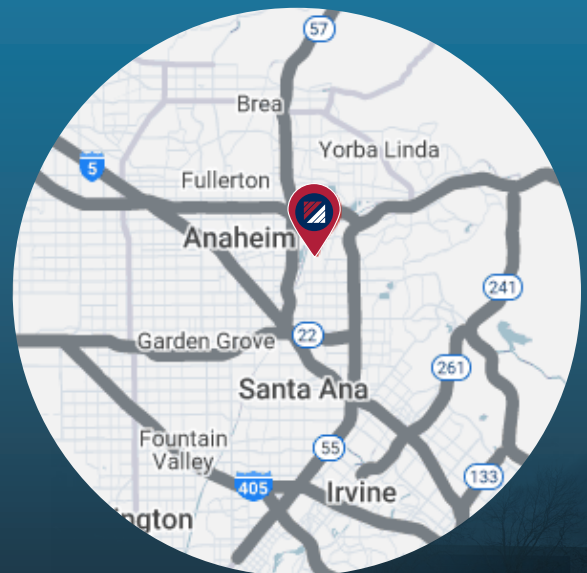
602 W. SOUTHERN AVE  
ORANGE | CA



±12,967 SF FREESTANDING INDUSTRIAL BUILDING

## PROPERTY HIGHLIGHTS:

- Freestanding Industrial Building
- High-Image Concrete Tilt-Up
- ±4,274 SF Two-Story Executive Office Space
- Three (3) Oversized 12'x14' Ground Level Doors
- 400A, 277/480V, 3P & 4W (Verify)
- 18' Min. Clearance Height
- Five (5) Restrooms (Shop & Office)
- Fire Sprinklered Warehouse
- Metal Halide Lighting
- Foil Insulated Ceilings
- Large Fenced Yard
- 30,056 SF Lot
- 2:1 Parking Ratio (Excess Parking on Street)
- ±2,500 SF Bonus Mezzanine (±900 SF Office and ±1,600 SF Storage)
- M2 Zoned (Verify Use with City)



### FOR MORE INFORMATION PLEASE CONTACT:

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AERIAL



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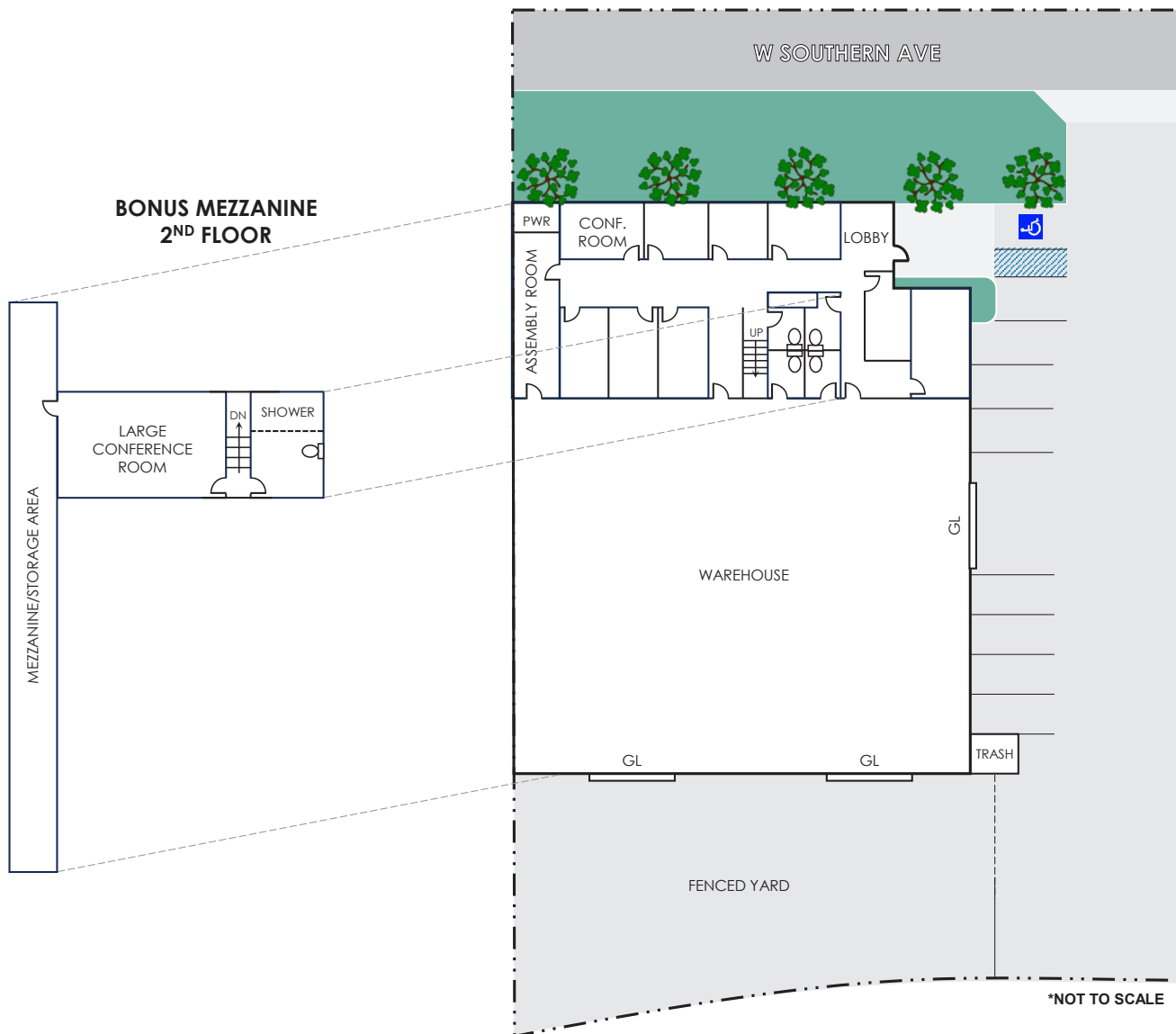
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## SITE PLAN



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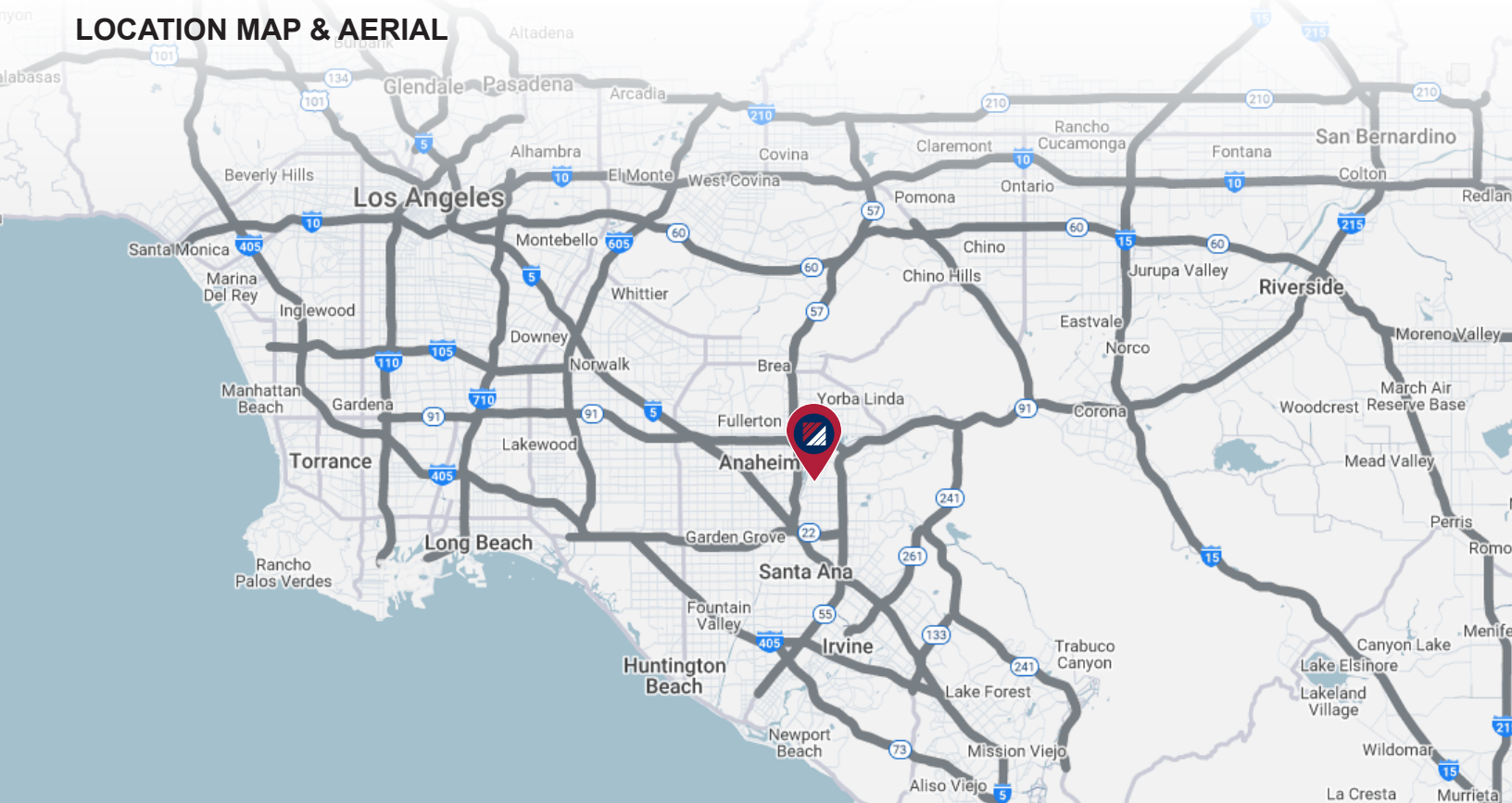


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## LOCATION MAP & AERIAL



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