

# FOR LEASE OR SALE | ± 3,636 SF

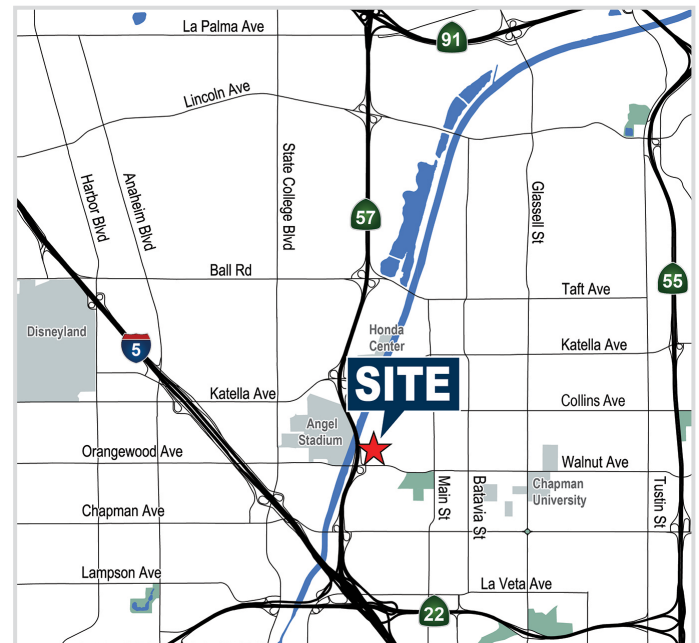
Rare Small Industrial Condominium

640 Eckhoff Street, Orange, CA



## PROPERTY FEATURES

- Orange Industrial Park
- ± 1,400 SF of Well Appointed Office Area
- ± 16' - 17' Warehouse Clearance
- 9 Parking Spaces (2.7:1,000 SF)
- One (1) Ground Level Door
- 200 Amps of Power (Verify)
- Fire Sprinklered
- Lease Rate: \$1.85 G PSF
- Sale Price: \$1,590,000 / \$437.29 PSF
- Excellent Access to the 57, 5, 22 and 91 Freeways
- Walking Distance to Angel Stadium



### PAUL CAPUTO, MBA

Senior Vice President  
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**Voit**  
REAL ESTATE SERVICES

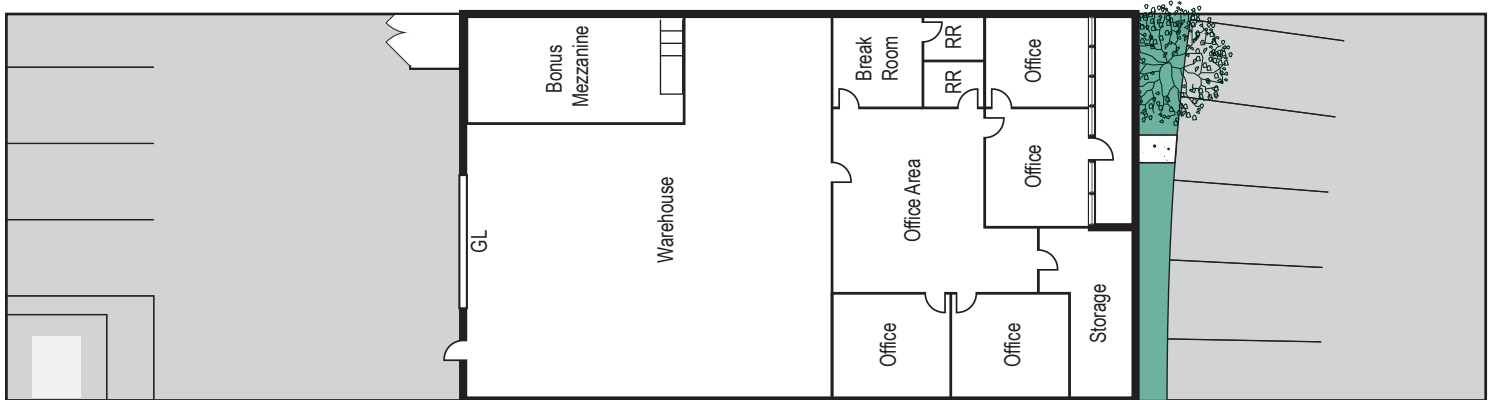
**BC**  
BOUMA CAPUTO



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\*Site plan not to scale

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