



INDUSTRIAL BUILDING
±10,684 SF
FOR SALE

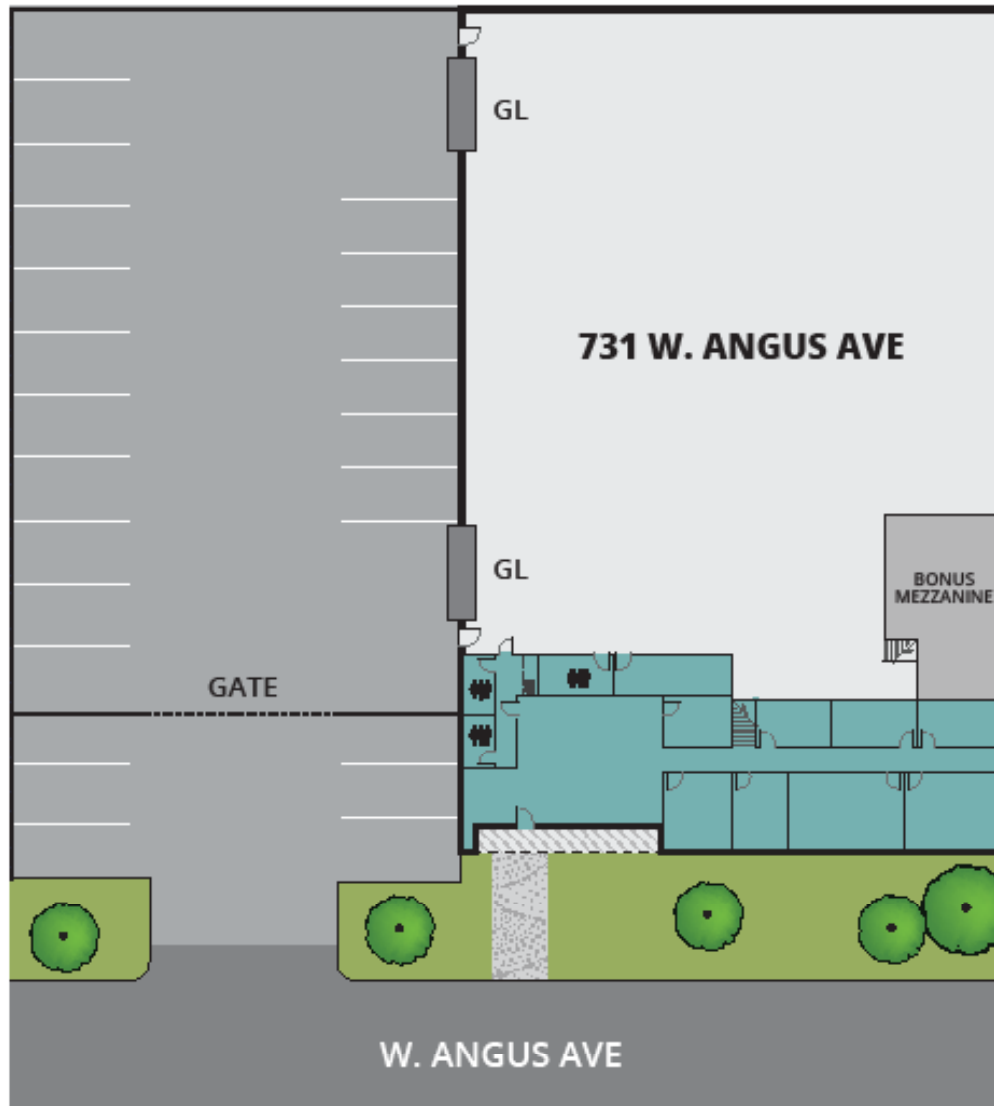


731 W. ANGUS AVE
ORANGE, CA 92868

Jones Lang LaSalle Brokerage, Inc. RE License #01856260

PROPERTY OVERVIEW/SITE PLAN

INDUSTRIAL BUILDING
±10,684 SF
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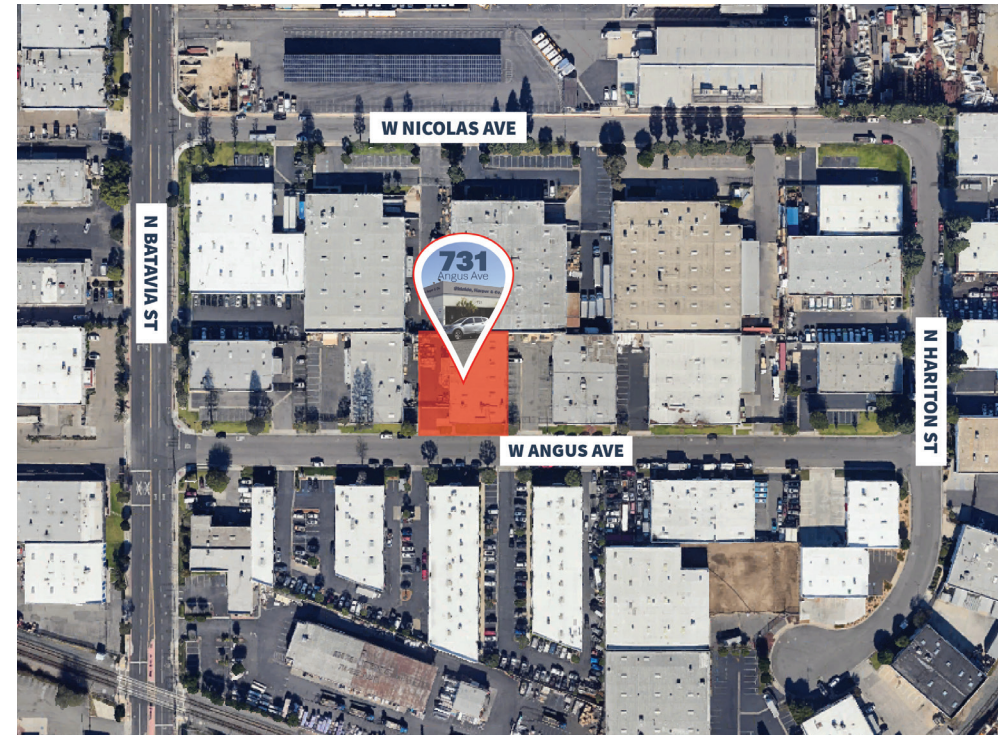
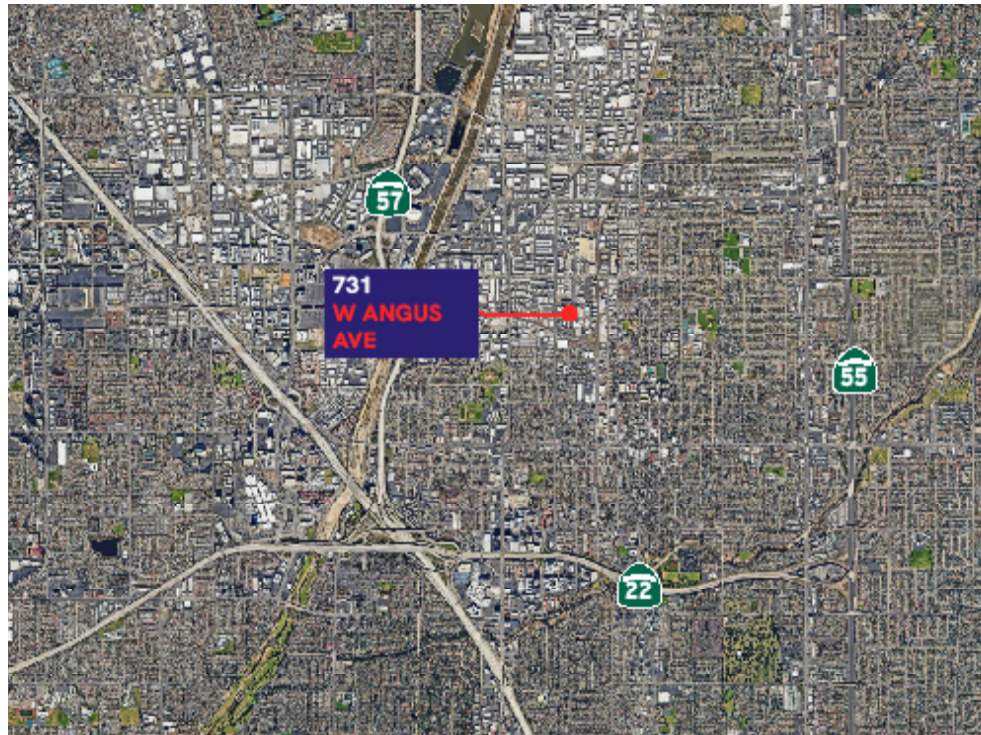
* All building, site and parking areas are approximate and to be verified.

- ±10,684 SF total building area
- ±1,650 SF office area
- ±0.49 acre site
- 2 grade level doors (14'x12' & 12'x12')
- 400 amps, 120/208 v power (verify)
- 15' minimum warehouse clear height
- Fire sprinkler system
- ±24 parking stalls (2.25/1,000 ratio)
- Fenced yard area
- Immediate proximity to 5/57/22/55 freeways

PROPERTY OVERVIEW/AERIALS

INDUSTRIAL BUILDING

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Secure this exceptional industrial facility at 731 W. Angus in the heart of Orange County's thriving business corridor. This well-maintained building offers the perfect combination of functional design, strategic location, and broad M2 zoning to accommodate a wide variety of uses. The ±10,684 square foot building sits on a substantial .49-acre lot and features two grade-level loading doors with one oversized at 14'x12', 15' minimum warehouse clearance, and nicely appointed office space. The fully fenced yard adds security and additional operational flexibility for equipment storage or staging. Take advantage of Orange's business-friendly environment. The city's pro-business stance creates an ideal climate for growth, while the location delivers unmatched connectivity. Direct access to four major freeways—the 5, 57, 22, and 55—positions your operation at the crossroads of Southern California commerce, reaching Los Angeles, Riverside, and San Diego counties with ease. Please contact the listing team to learn more.

LOCATION HIGHLIGHTS

**731
W. ANGUS
AVE**

Ports of Los Angeles | . . .
Ports of Long Beach |

- 1.20 miles ▶ 57 Freeway
- 2.14 miles ▶ 5 Freeway
- 2.40 miles ▶ 55 Freeway
- 11.0 miles ▶ John Wayne Airport
- 30.0 miles ▶ Port of Los Angeles/ Long Beach
- 40.0 miles ▶ LAX



**STEVE
WAGNER**

Senior Managing Director
+1 949 885 2923
RE Lic. #01314652
steve.wagner@jll.com

**BRENDAN
BRADY**

Senior Associate
+1 949 930 7975
RE Lic. #02147986
brendan.brady@jll.com

**ZACH
NILES**

Senior Managing Director
+1 949 885 2922
RE Lic. #01856260
zach.niles@jll.com

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