

FOR SALE

NOT YET ON MARKET

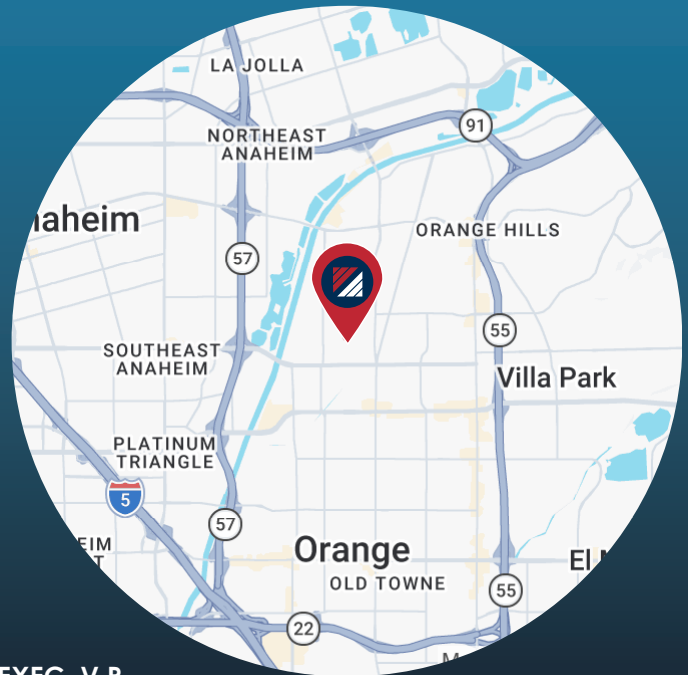
529 W BLUERIDGE AVE
Orange | CA | 92865



±7,128 SF FREESTANDING INDUSTRIAL BUILDING

PROPERTY HIGHLIGHTS:

- Fully Renovated Building 2021 (New Roof, HVAC, Offices, New Sprinklers, Parking Lot)
- ±7,128 SF High-Image Industrial Building
- ±800 SF of Executive Office
- Two (2) Restrooms
- Large Fenced Yard (w/ Rolling Iron Gate)
- 400 Amps 120/208V, 3p4w
- Two (2) Ground Level Doors (12' x 12')
- Fire Sprinklered
- M2 Industrial Zone (Heaviest Industrial)
- Ideal North Orange County Location
- Excellent Freeway Access (57/91/55/22/5)



FOR MORE INFORMATION PLEASE CONTACT:

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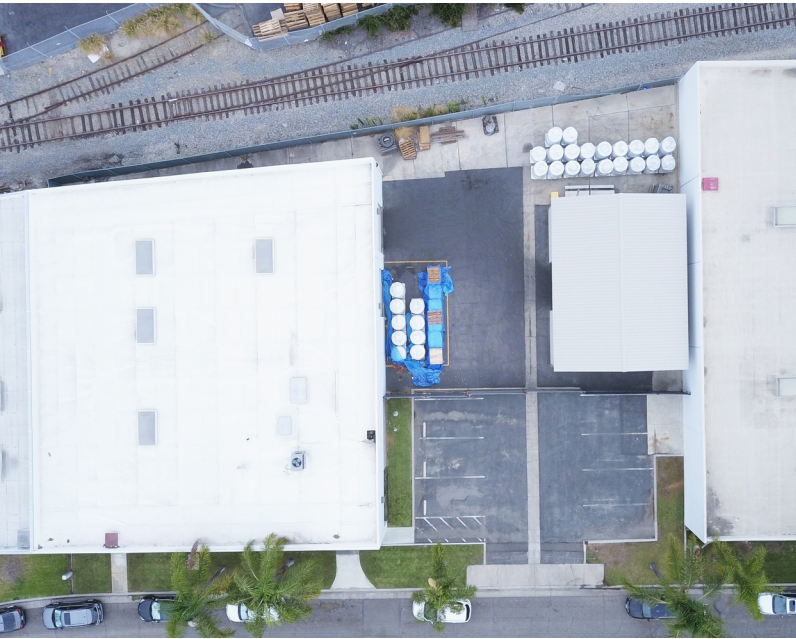
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PROPERTY PHOTOS



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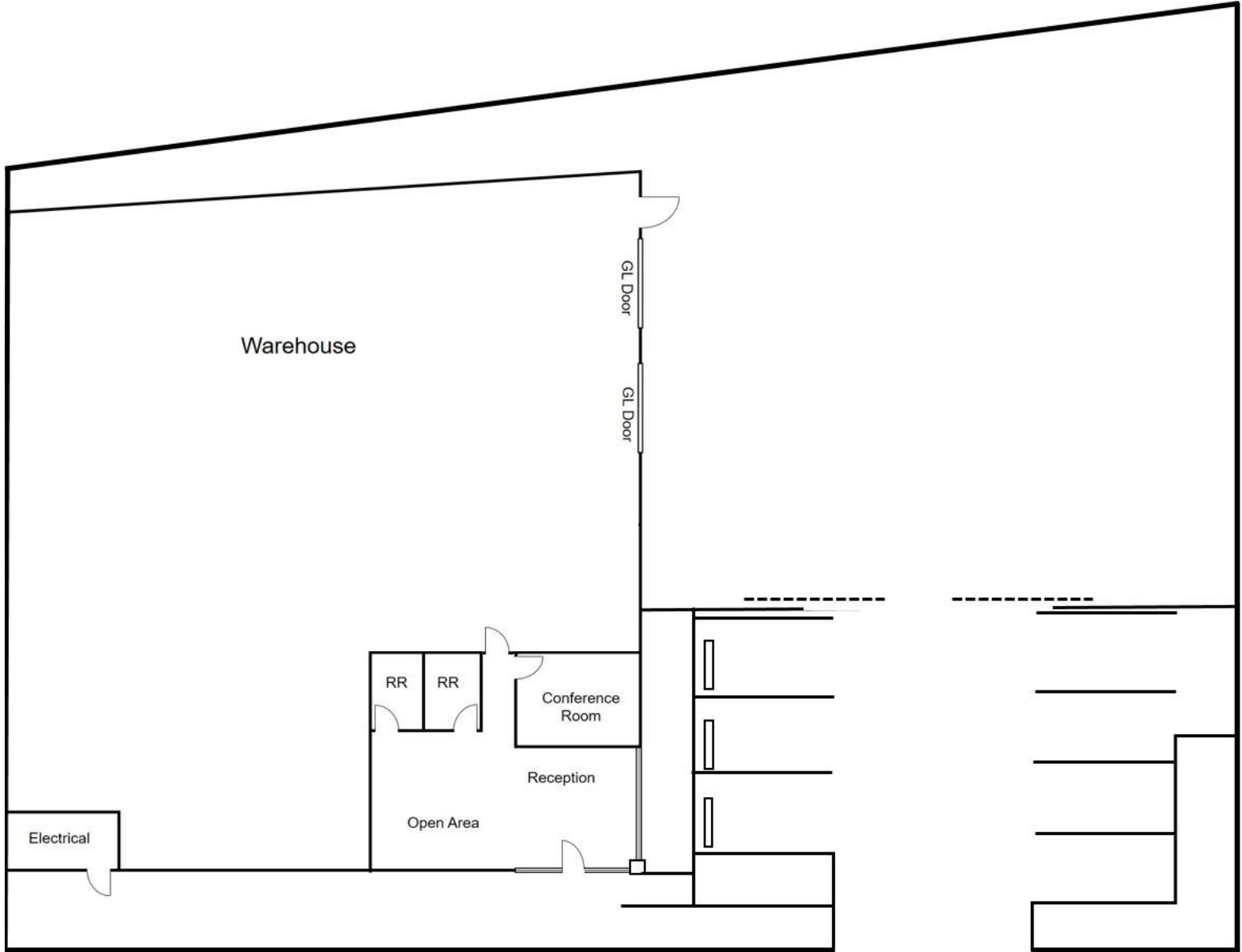
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SITE PLAN



*NOT TO SCALE

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