

746 N ECKHOFF ST, ORANGE, CA

$\pm 10,125$ SF Industrial Building on ± 3.56 Acres
FOR SALE OR LEASE



Ryan Magarian

Principal | Lee & Associates - Orange

C: 714.851.0928

rmagarian@lee-associates.com

DRE# 02063515

Nick Magarian

Associate | Lee & Associates - Orange

C: 714.906.5916

nmagarian@lee-associates.com

DRE# 02236068

Mark Joens

Principal | Lee & Associates - Orange

C: 949.241.3448

mjoens@lee-associates.com

DRE# 01830403





HIGHLIGHTS

- Freestanding $\pm 10,125$ SF Industrial Building on ± 3.56 Acres of Land
- M-1 Industrial Zone
- The property currently contains two buildings: an office building and an industrial building. The office building can be demolished to create the ideal IOS property as depicted in this brochure.
- Two Points of Entry into Yard Allowing for Easy Truck Access
- 3 Ground Level Doors
- Fire Sprinklers
- Centrally Located in the City of Orange with Immediate Access to 57, 91, 22, 5 Freeways
- Located next to Angel Stadium, OC Vibe Development, Honda Center, Orange Circle, and Anaheim Platinum Triangle

All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

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PROPOSED LAYOUT

This rendering illustrates the property's potential if the office building were to be demolished.

Please contact us for details on the demolition bids we have received.

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CURRENT LAYOUT

This photo shows the property's existing layout, which includes:

- 40,581 SF two-story office building
- 10,125 SF warehouse building

For more information, including floor plans, please contact us.

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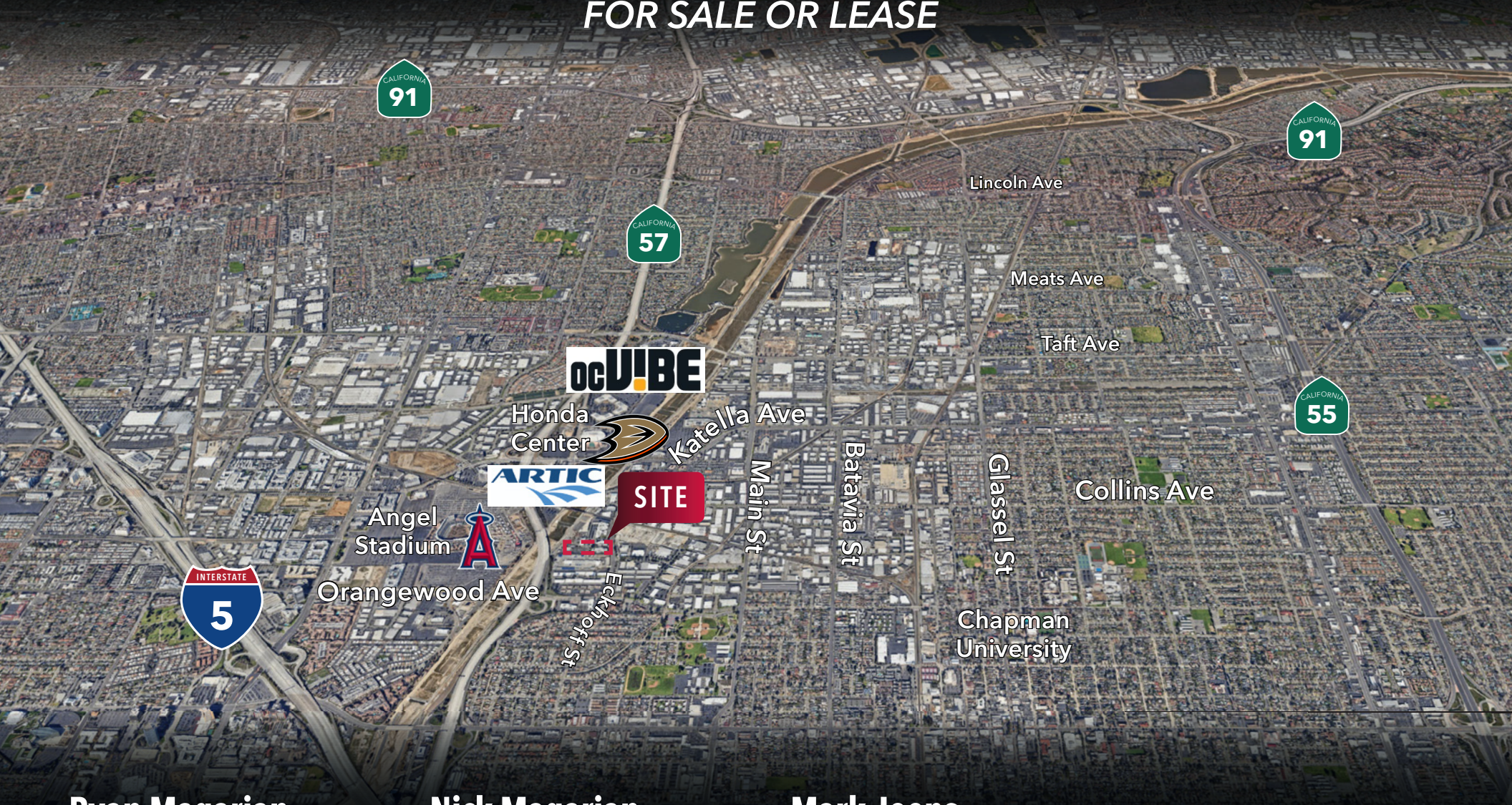
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