

1734 W SEQUOIA AVE, ORANGE, CA

±18,782 SF Freestanding Industrial Building For Lease



Ryan Magarian

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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.

HIGHLIGHTS

- Freestanding Industrial Building
- Corner Lot with Excellent Curb Appeal
- Two Points of Entry Allowing Easy Truck Access
- Fully Renovated in 2023
- LED Warehouse Lighting
- Heavy Power
- Fire Sprinklered
- Gas Metered
- Skylights
- Street Parking
- Bonus Covered Awning
- Immediate Access to 57, 5, 91, 22 Freeways

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PROPERTY FEATURES

PROPERTY TYPE	Freestanding, Industrial
BUILDING SIZE	±18,782 SF
PARCEL SIZE	±1.13 Acres
OFFICE SIZE	±3,000 SF
DROP CEILING QUALITY CONTROL / R&D ROOM	±2,200 SF
LOADING DOORS	3 Ground Level (12'x14')
POWER	1,000 Amps of 277/480 Volt
WAREHOUSE CLEARANCE	16' - 18'
FIRE SPRINKLERS	Yes
RESTROOMS	4
FREEWAYS IMMEDIATE	57, 5, 22, 91
YEAR BUILT	1976; Full Renovation in 2023

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