

# 749 N MAIN ST, ORANGE, CA

*±8,400 SF Freestanding Industrial Building For Sale*



## **Ryan Magarian**

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DRE# 02063515

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DRE# 02236068





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, High-Image Industrial Building
- Fenced Yard
- Major Street Frontage & Signage
- Well-Maintained Business Park
- Rooftop Solar System to Help Offset Electricity Costs
- M2 Industrial Zone (lenient zoning allowing for a wide range of uses)
- Clean Industrial Neighborhood
- Centrally Located in City of Orange with Immediate Access to 57, 91, 5, 22 Freeways



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<b>PROPERTY TYPE</b>	Freestanding, Industrial
<b>BUILDING SIZE</b>	±8,400 SF
<b>OFFICE SIZE:</b>	±3,500 SF (can be easily removed)
<b>LOADING DOORS</b>	1 Ground Level
<b>YARD</b>	Yes, Fenced
<b>POWER</b>	400 Amps of 120/208 Volt (verify)

<b>WAREHOUSE CLEAR HEIGHT</b>	±15'
<b>RESTROOMS</b>	2 Large, Renovated Restrooms
<b>FREEWAYS IMMEDIATE</b>	57, 91, 5, 22, 55
<b>PARKING:</b>	16 Stalls
<b>YEAR BUILT</b>	1986

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