

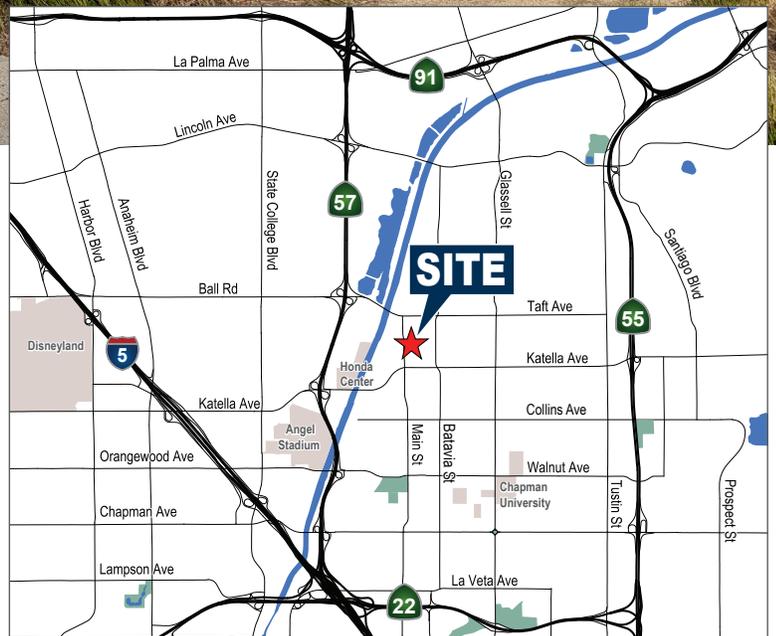
# NORTH ORANGE INDUSTRIAL PARK

1307 W. TRENTON AVE., ORANGE  
± 3,915 SF



## PROPERTY FEATURES

- Desirable City of Orange location
- Refurbished Space
- Office/Industrial Units
- Clear Span Warehouse
- Ground Level Loading
- Ample Parking
- Professionally Managed Property
- Excellent Access to ,  and  Freeways
- 72 Restaurants within a 2 Mile Radius



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**Voit**  
REAL ESTATE SERVICES

**CARGILE**  
COMMERCIAL GROUP

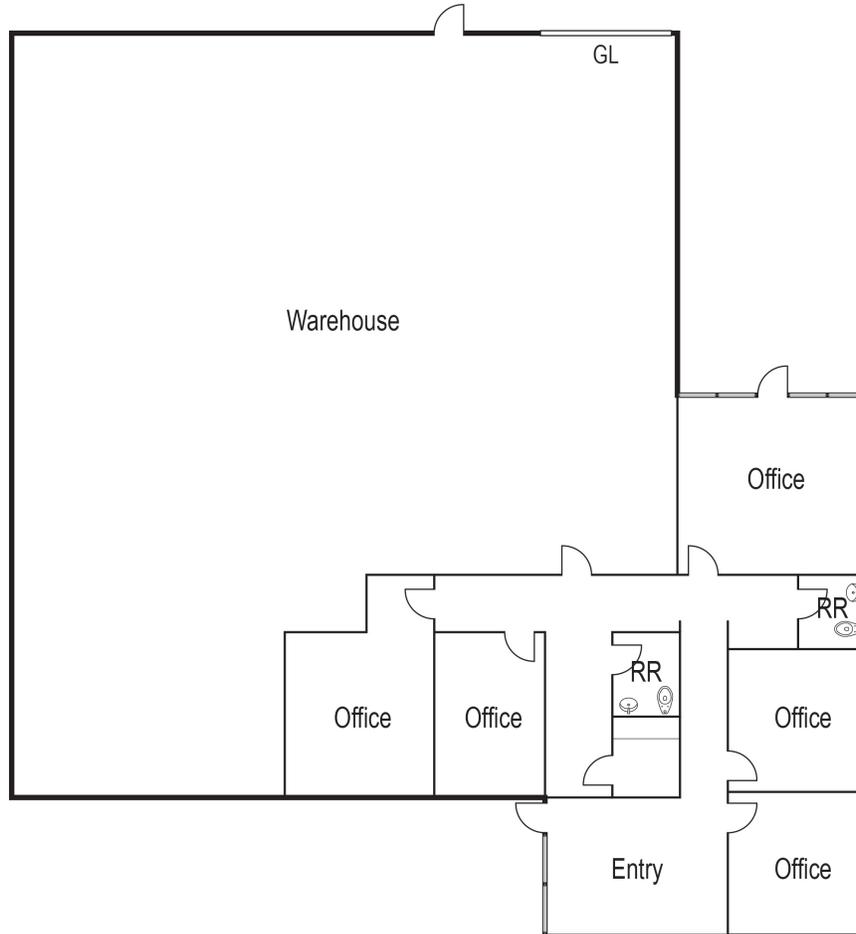
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± 3,915 SF

## FLOOR PLAN



| Address             | Total Size | Office Size | Asking Rate | Monthly Base Rate | Comments   |
|---------------------|------------|-------------|-------------|-------------------|--|
| 1307 W Trenton Ave. | ±3,915     | ±1,000      | \$1.85/PSF  | \$7,243.00        | Reception, Five Private Offices, Two Restrooms, Warehouse, Ground Level Door. Available March 1, 2026. |

There is an additional \$0.12 per square foot CAM fee (Common Area Maintenance)  
Square footages are approximate.

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REGIONAL AERIAL



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