

600 W TAFT AVE, ORANGE, CA

±10,384 SF Office Building on ±2.01 Acres of Industrial Land For Sale



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

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Not to Scale



HIGHLIGHTS

- Freestanding ±10,384 SF Office Building on ±2.01 Acres
- M-2 Zoning: Heavy Industrial Zone, Allows for Variety of Uses and Contractor's Yards
- Yard Area can be Expanded Closer to Taft Ave and Case St; Inquire For Details
- Major Street Frontage; Approx.18,000 Cars Pass Per Day
- Excellent Curb Appeal with Monument Signage
- Concrete Masonry Exterior Fence
- Drive-Around Truck Access with Two Points of Entry
- High Image, Renovated Office Space
- Centrally located in the City of Orange with Immediate Access to 57, 55, 91, 22 Freeways
- Office and Yard Space can be Divisible
- Month to Month Tenant's in Place: RV Storage and Office Tenant
- Clean Phase 1 Environmental from 2024
- New Asphalt Slurry and Stripe

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.

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





STOP

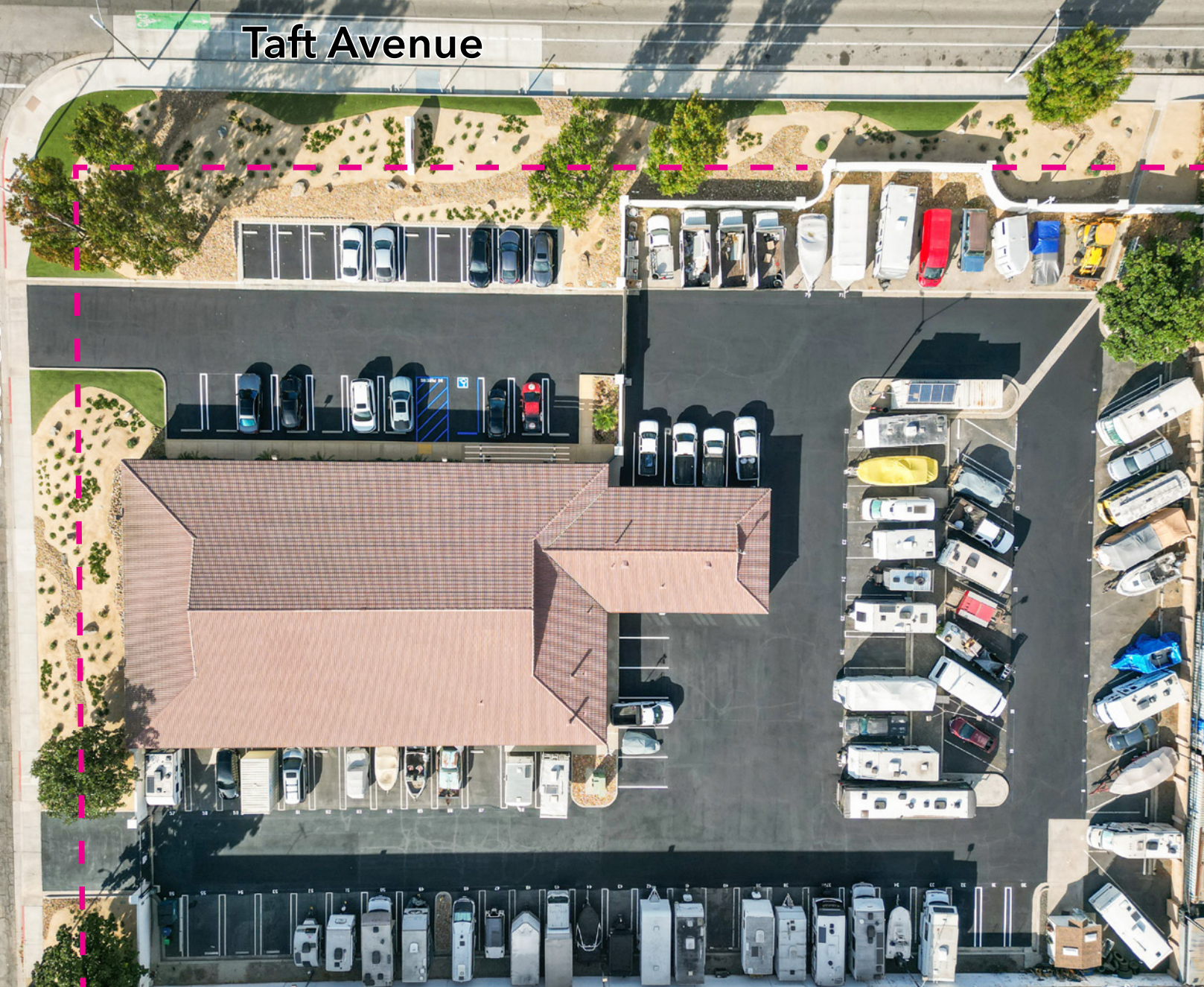
Bicycle Lane

Handicapped Parking

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Taft Avenue

Case St



Proposed Setback:

Per the requirements of the city of Orange, the fence/paved area can be extended as long as it is 20 feet from Taft Ave and 10 feet from Case St. The dotted line shows a rough depiction of where you can extend the fence / paved area to.

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



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



600 W TAFT AVE, ORANGE, CA

±10,384 SF Office Building on ±2.01 Acres of Industrial Land For Sale



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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES