



CALL FOR PRICING

OWNER USER INVESTMENT SALE

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DISCLAIMER

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01

Building Information



HIGHLIGHTS

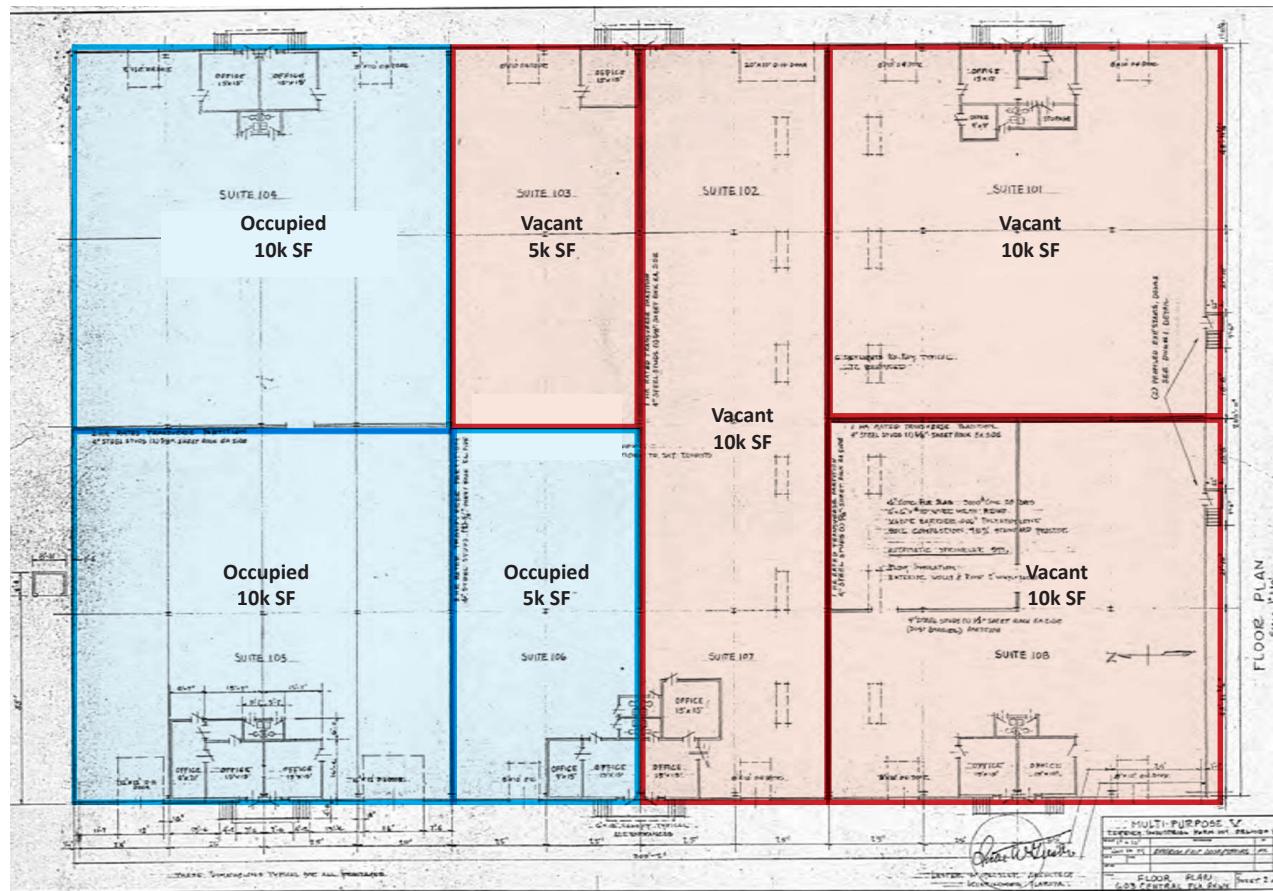
- » Total Building: 60,000 SF on 4.85 Acres
- » Vacant: 35,000 SF Total
 - » 30,000 SF available for occupancy
 - » 5,000 SF available for occupancy
- » Zoned: Ind-4 (Orange County) which allows outdoor storage, contractor's offices, vehicle sale/repair, among other uses
- » Outdoor storage: ± 1.5 Acres
- » Power: 3-Phase 150 Amps
- » Doors: Twelve (12) Dock High Doors; Two (2) ramps
- » Clear Height: 20'

RECENT CAPITAL IMPROVEMENTS

- » Skylights, and exterior paint completed in 2025
- » Suite 103 - Brand new bathroom, and make ready office



BUILDING PLAN



SIZE:	60,000± SF
SPACE:	35,000 SF Available
CLEAR HEIGHT:	16' - 20'
POWER:	150 Amp 3 Phase per unit

ZONING:	IND-4 (Orange County)
YEAR BUILT:	1980
CONSTRUCTION:	Metal on Block
OUTDOOR STORAGE	1.5 Acres

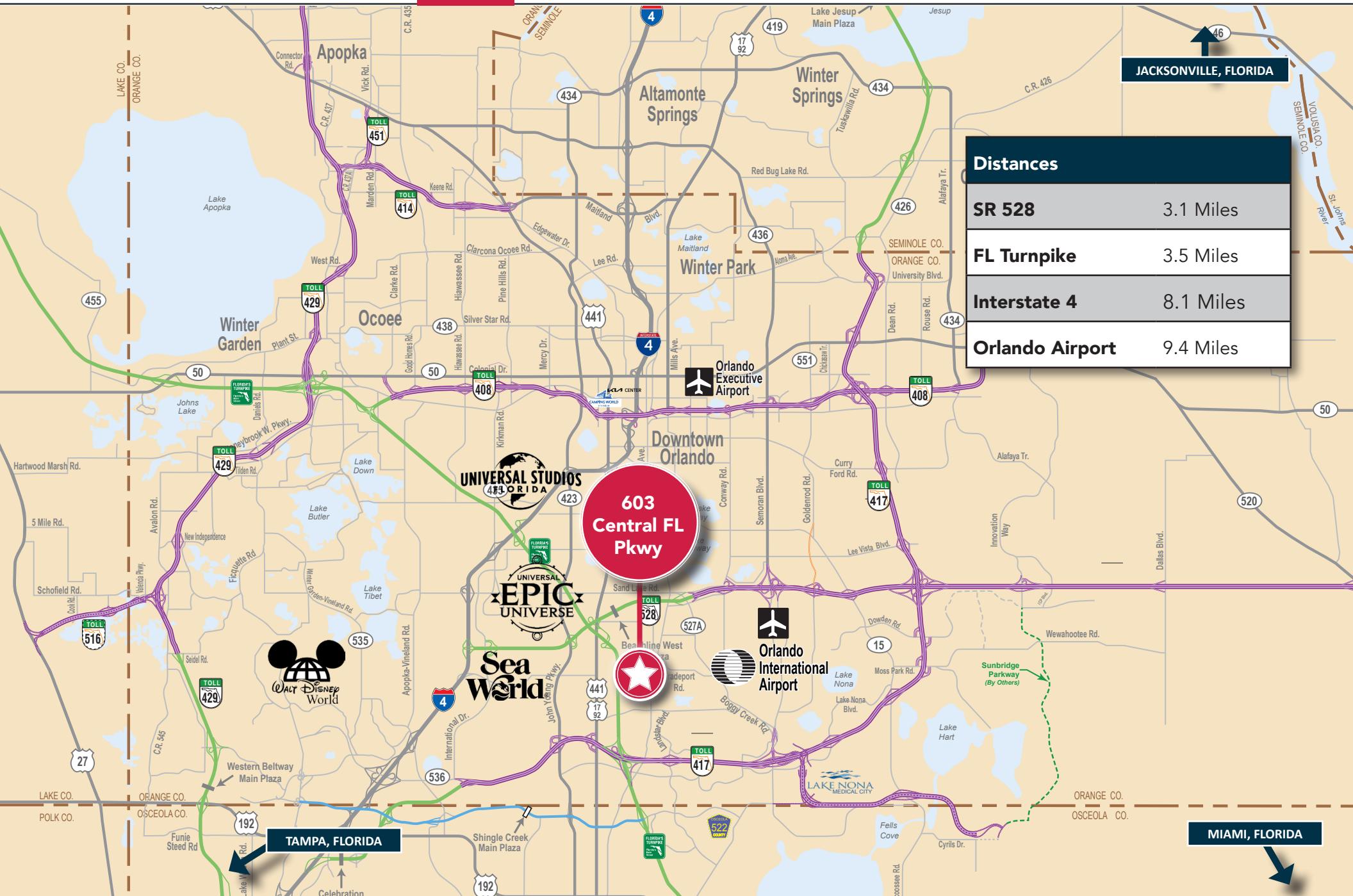
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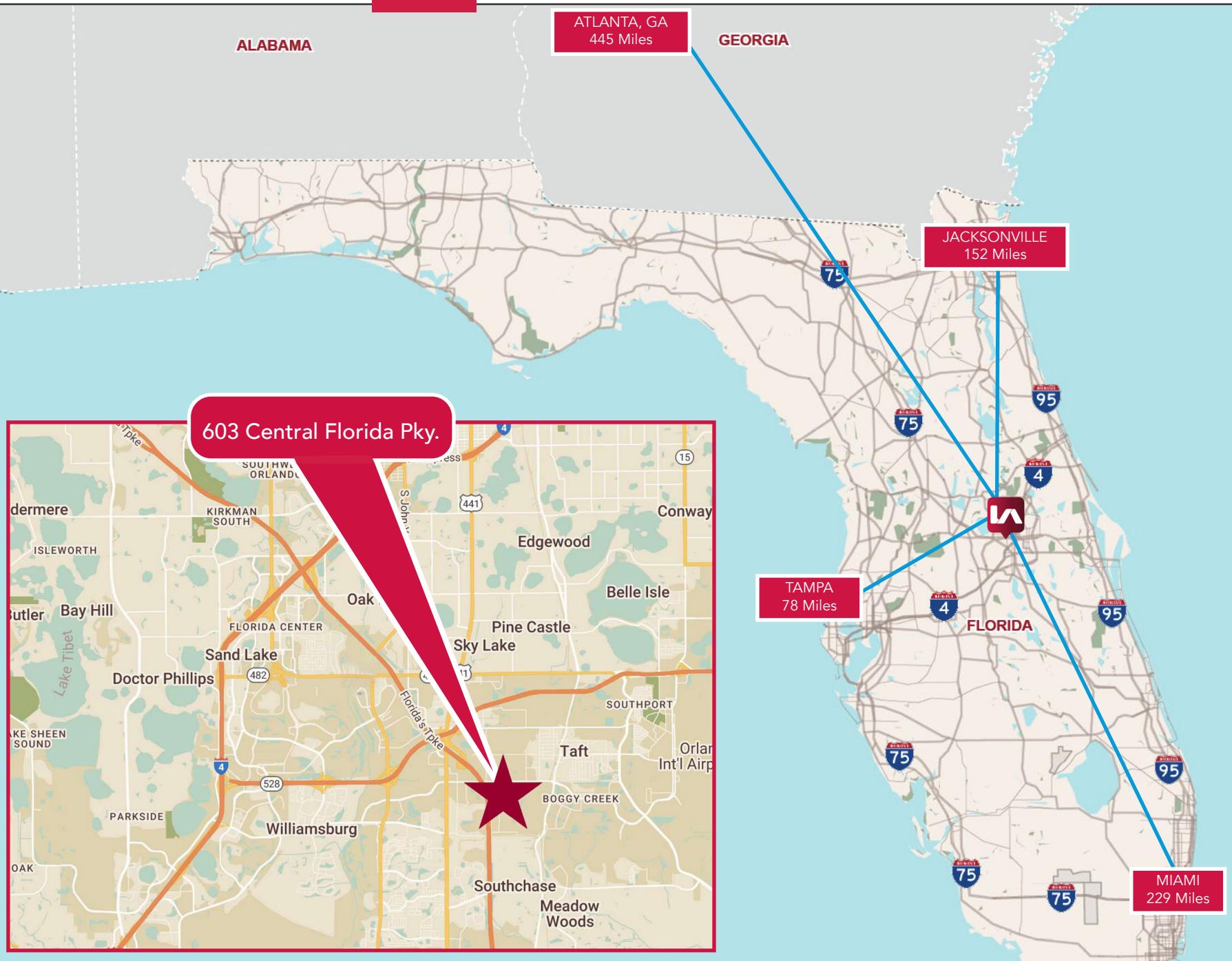
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BUILDING INFORMATION

LOCATION





AERIAL



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