



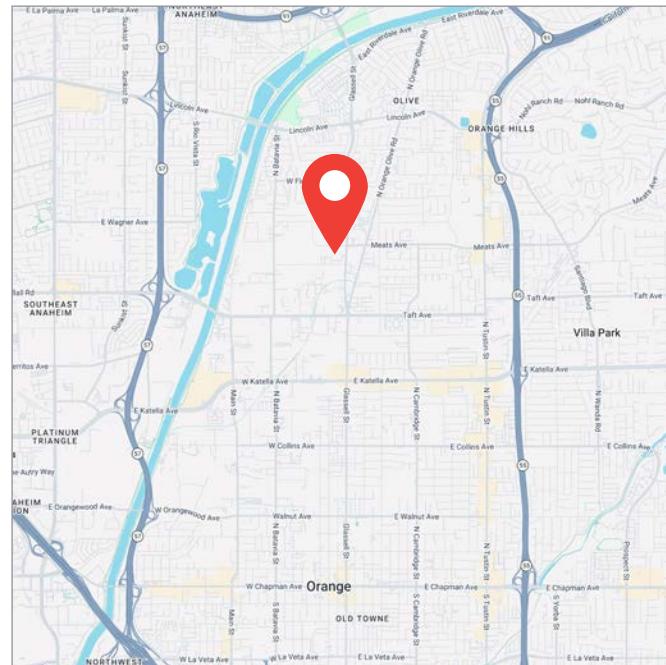
FOR SALE

329 W Grove Ave, Orange

±3,141 SF Industrial Condo

PROPERTY HIGHLIGHTS

- ±3,141 SF Industrial Condo
 - ±2,211 SF - Ground Level
 - ±930 SF - Mezzanine
- 2.5:1,000 Parking Ratio
- One (1) Ground Level Door
- ±18' Warehouse Clear Height
- 200 Amps of Power
- Fire Sprinklers
- Easy Access to the 57, 91 and 55 Freeways
- Zoned M-2
- Call for Tour



FOR SALE

329 W Grove Ave, Orange

PROPERTY INFORMATION

Address:

329 W Grove Ave,
Orange, CA 92685

APN:

938-281-71

Purchase Price:

Not Disclosed

Year Built:

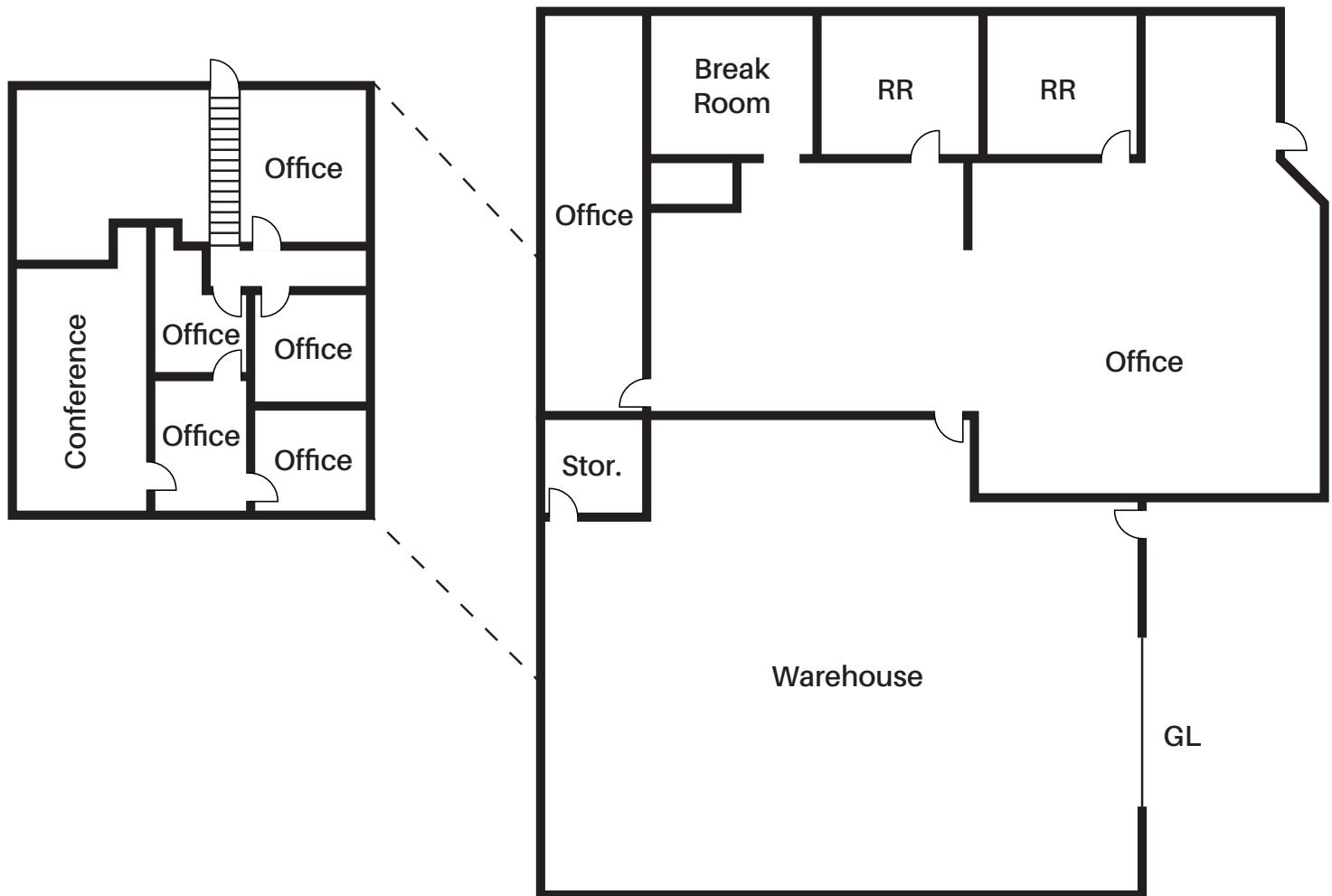
2005



FOR SALE

329 W Grove Ave, Orange

FLOOR PLAN



FOR SALE

329 W Grove Ave, Orange



FOR SALE

329 W Grove Ave, Orange

DISCLAIMER

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to purchase 329 W Grove Ave, Orange, CA (the "Property"). The Owner has retained Lee & Associates Irvine as the exclusive sales broker to sell the Property. No other agent or broker is authorized to offer the Property unless and until that agent or broker has executed a written agreement with Lee & Associates Irvine and that agreement has been executed by their interested purchaser.

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Lee & Associates Irvine. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither the Owner nor Lee & Associates Irvine, nor any of their partners, officers, employees or agents have independently verified the information contained herein and they are not responsible for any errors or inaccuracies in the information. No representation or warranty, express or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. There is no representation as to the environmental condition of the Property.

You agree that the memorandum and its contents are confidential, that you will hold and treat it in confidence and that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization. Photocopying or other duplication is prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters which they deem appropriate in order to evaluate this offering.

Lee & Associates Irvine expressly reserve the right at their sole discretion to reject any or all proposals, offers, or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or imply that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The Property is submitted for sale subject to the right to make changes in any of the terms without notice.