

# 1589 N MAIN ST, ORANGE, CA

*±12,321 SF Freestanding Industrial Building For Sublease*



## Ryan Magarian

Principal | Lee & Associates - Orange

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DRE# 02063515

## Nick Magarian

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DRE# 02236068

## Michael Ma

Principal | Lee & Associates - West LA

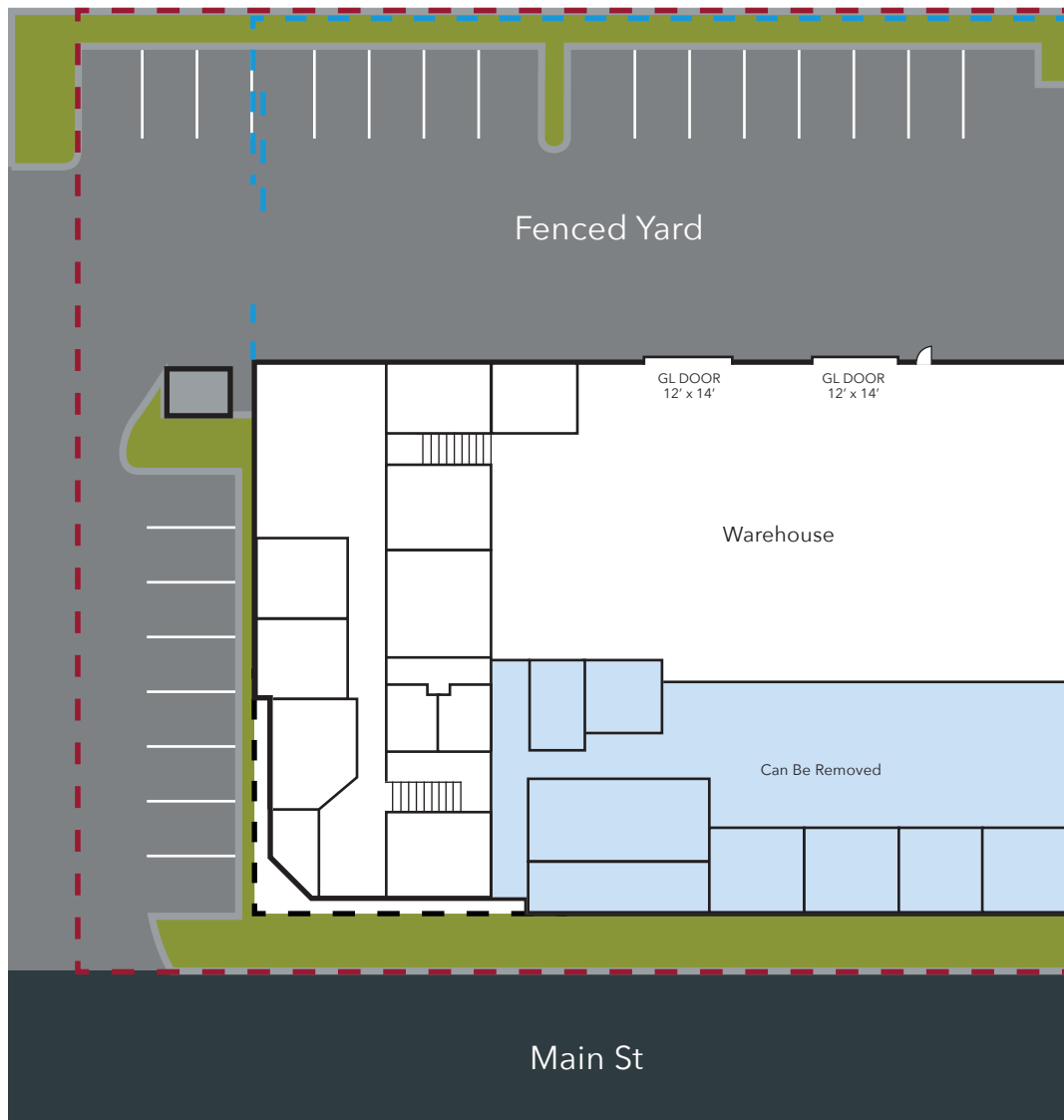
C: 310.899.273

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DRE# 01700980



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<b>PROPERTY TYPE</b>	Freestanding Industrial
<b>BUILDING SIZE</b>	±12,321 SF
<b>OFFICE SIZE</b>	±4,822 SF (can be reduced)
<b>FENCED YARD</b>	Yes
<b>LOADING DOORS</b>	2 Ground Level (12'x14')
<b>POWER</b>	600 Amps of 277/480 Volt
<b>WAREHOUSE CLEARANCE</b>	±21'
<b>FIRE SPRINKLERS</b>	Yes
<b>RESTROOMS</b>	4
<b>GAS METERED</b>	Yes
<b>FREEWAYS IMMEDIATE</b>	57, 91, 5, 22
<b>SUBLEASE TERM</b>	June 30, 2029

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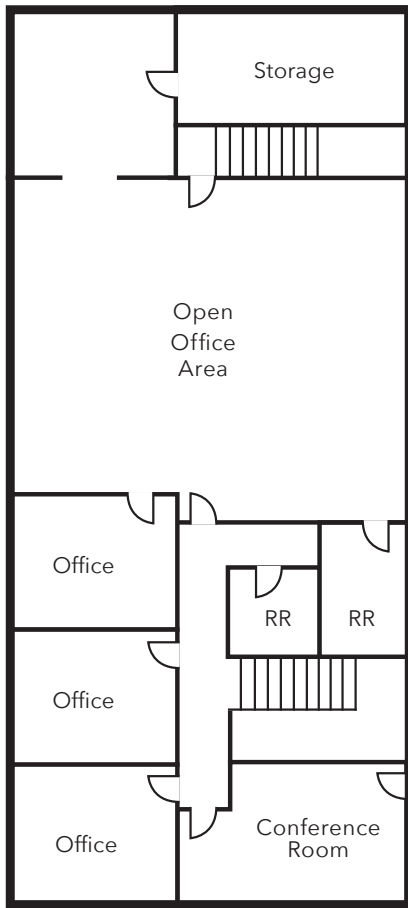
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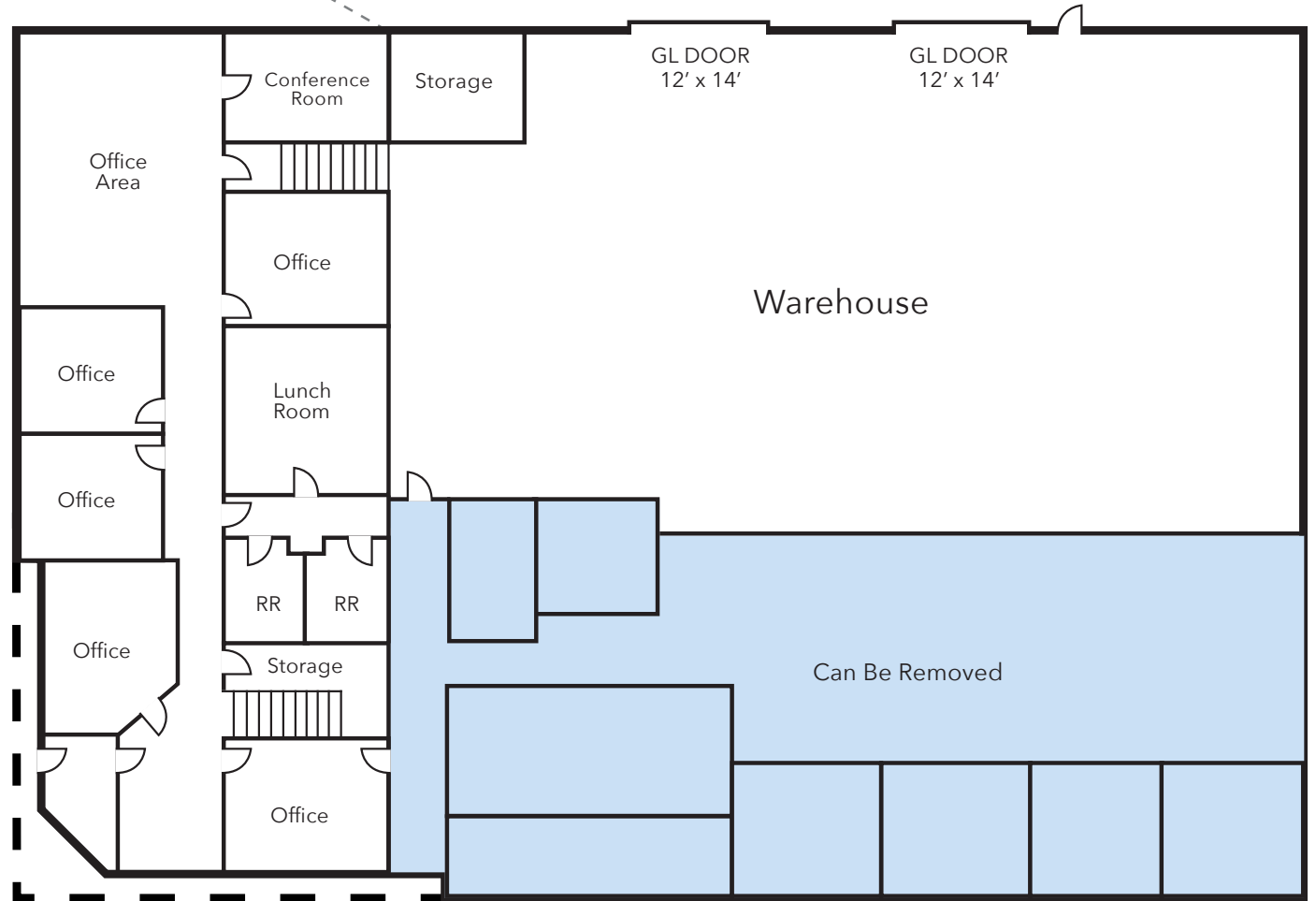
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**2nd Story Office**



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