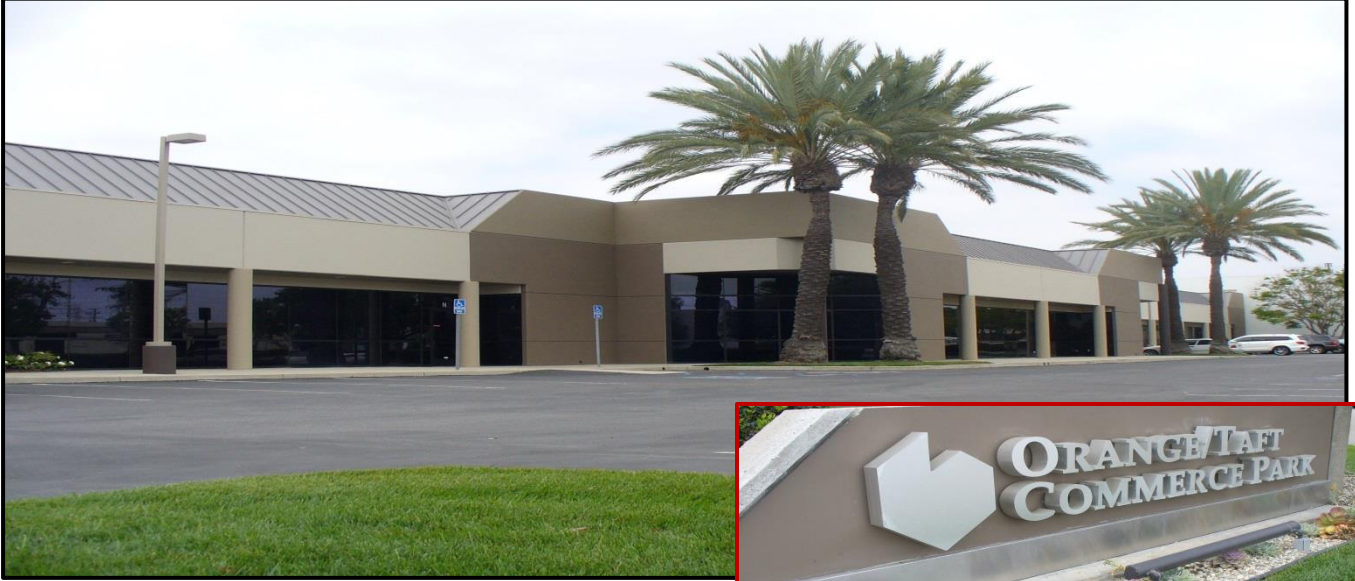


INDUSTRIAL/SHOWROOM/
FLEX/R&D
SPACE FOR LEASE
1,758 - 8,271 Sq. Ft.

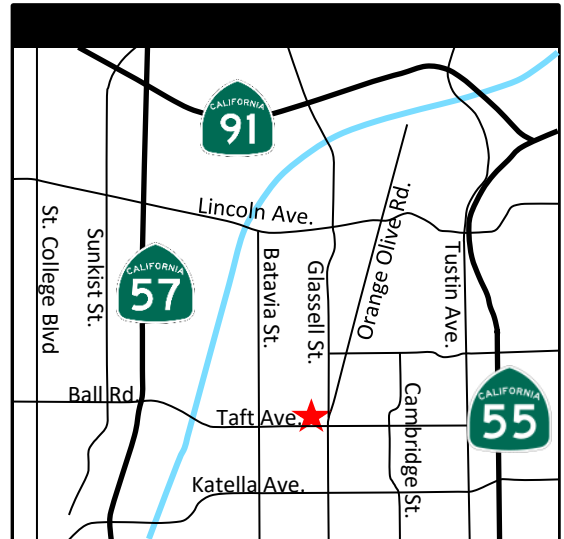
ORANGE TAFT COMMERCE PARK



307 W. TAFT & 415 W. TAFT, ORANGE, CA 92868

PROPERTY FEATURES:

- CONVENIENT CENTRAL ORANGE LOCATION WITH QUICK ACCESS TO THE 57, 55 AND 91 FREEWAYS FOR SHORTER COMMUTE TIMES
- TAFT STREET FRONT EXPOSURE FOR GREATER BUSINESS IDENTITY
- CLOSE BY TO A WIDE RANGE OF SERVICES INCLUDING RESTAURANTS, SHOPPING & FINANCIAL OPPORTUNITIES MAXIMIZING TENANT'S AVAILABLE TIME FOR WORK & PERSONAL NEEDS
- BUILDINGS CAN ACCOMMODATE A RANGE OF SQUARE FOOTAGE REQUIREMENTS AND BUSINESS USES FOR MAXIMUM SPACE NEEDS FLEXIBILITY
- CLEAN ARCHITECTURAL STYLING PROVIDING A PROFESSIONAL BUSINESS APPEARANCE
- LARGE OFFICE WINDOWS WITH AN ABUNDANCE OF NATURAL LIGHT FOR A PLEASANT & PRODUCTIVE WORKING ENVIRONMENT
- ABOVE STANDARD QUALITY BUILDING FINISHES
- RESPONSIVE PROPERTY MANAGEMENT ENSURING EXCELLENT TENANT SATISFACTION



FOR MORE INFORMATION CONTACT:

FRED SPITZKEIT, CCIM

DRE LIC#00857810

WWW.ASHWILLCRE.COM

(714) 456-0500 x131

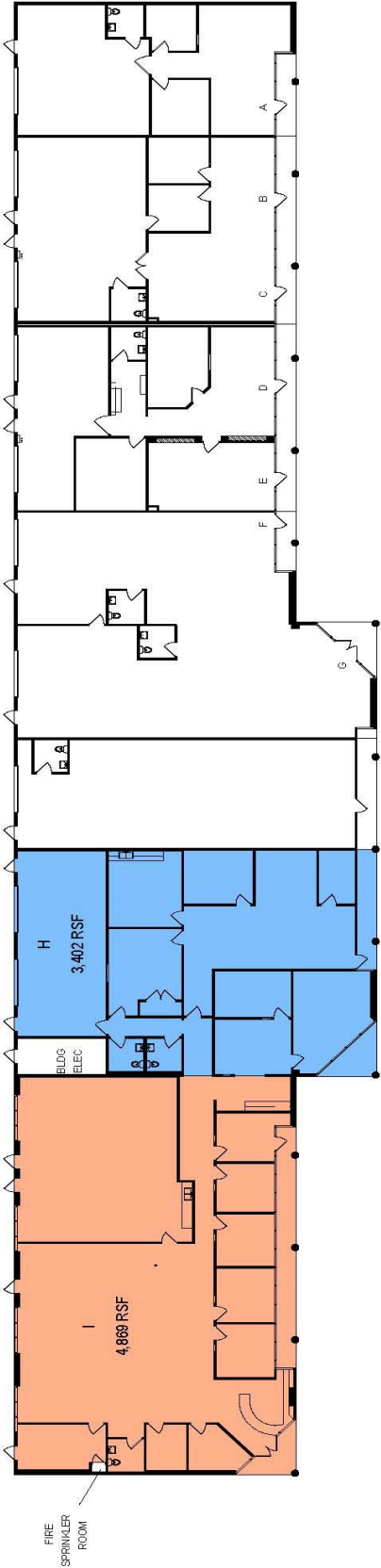
FRED@ASHWILLASSOCIATES.COM

**Ashwill
Associates**

COMMERCIAL REAL ESTATE

Information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy, we do not guarantee it. Buyers and tenants should verify information independently.

307 W. Taft Ave., Suite I/H
Orange, CA 92868
"Current Floor Plan"

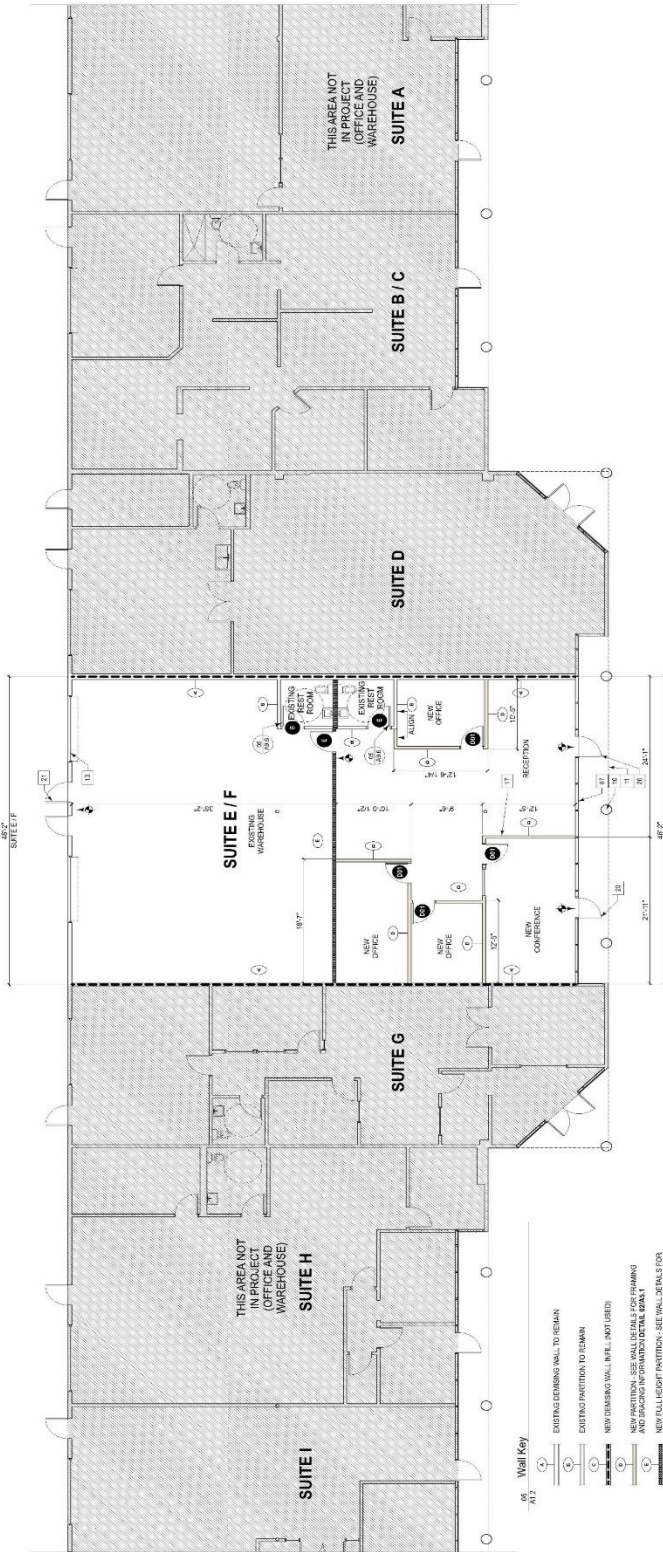


307 W. TAFT AVE. | ORANGE, CA 92865



1st FLOOR | SUITE H/I
8,197 USF | 8,271 RSF

415 W. Taft Ave.
Orange, CA 92868



Wall Key

- EXISTING CONCRETE WALL TO REMAIN
- EXISTING PARTITION TO REMAIN
- NEW CONCRETE WALL (NOT USED)
- NEW PARTITION - SEE WALL DETAILS FOR FINISHING AND BRACING IN SUBMITTED DETAIL DRAWING
- NEW FULL HEIGHT PARTITION - SEE WALL DETAILS FOR FINISHING AND BRACING IN SUBMITTED DETAIL DRAWING