

±49,485 SF ON ±6.03 AC
OWNER / USER SALE



500 W. COLLINS AVE
ORANGE, CALIFORNIA

500
W. COLLINS AVE.

CBRE Brookfield



PROPERTY OVERVIEW

500 W. COLLINS AVE.

Discover unparalleled potential at 500 W. Collins Ave. in Orange, California, with CBRE's unique infill purchase opportunity. Ideally positioned in the center of Orange County with immediate access to major freeways including the 5, 57, 22, 91 and 55, the over 6-acre site offers an exceptional setting for construction centric operations, building supply companies, equipment rental facilities, and a wide variety of industrial outdoor storage uses.

With M-2 zoning designation, the property accommodates a diverse range of industrial outside storage uses across its two parcels spanning 4.86 and 1.17 acres, each featuring multiple points of ingress and egress. Currently improved, a $\pm 17,000$ SF two-story office and a $\pm 32,485$ SF clear span industrial warehouse building with three-ten ton cranes sit on the site.

- **HEAVY INDUSTRIAL ZONING**
- **CENTRALLY LOCATED IN ORANGE COUNTY, ADJACENT TO I-5, 57 22, 55 & 91 FREEWAYS**

BUILDING SPECIFICATIONS*

±6.03 Acre Land Site

APN: 386-581-18 (4.86 Acres) & 386-561-02 (1.17 Acres)

M-2 Zoning, Allowing a Wide Variety of Industrial Outdoor Storage Uses

Office Building

±17,000 SF Two-Story Office Building

Industrial Building

±32,485 SF Metal Industrial Building

±38' Warehouse Clear Height

Three (3) 10-Ton Cranes

Free Span Warehouse

Six (6) Grade-Level Doors

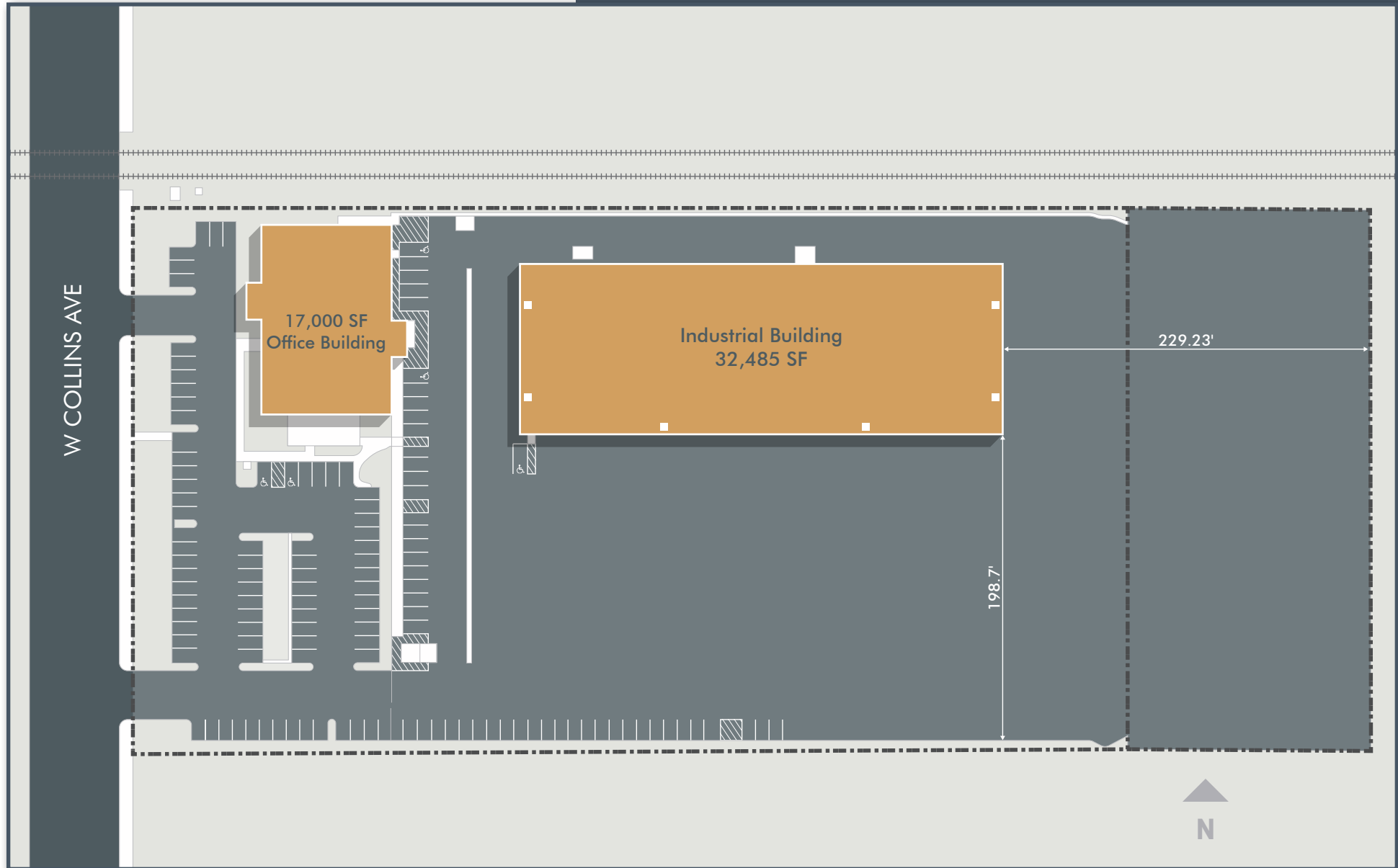
1,600 Amps Power, 480 Volts

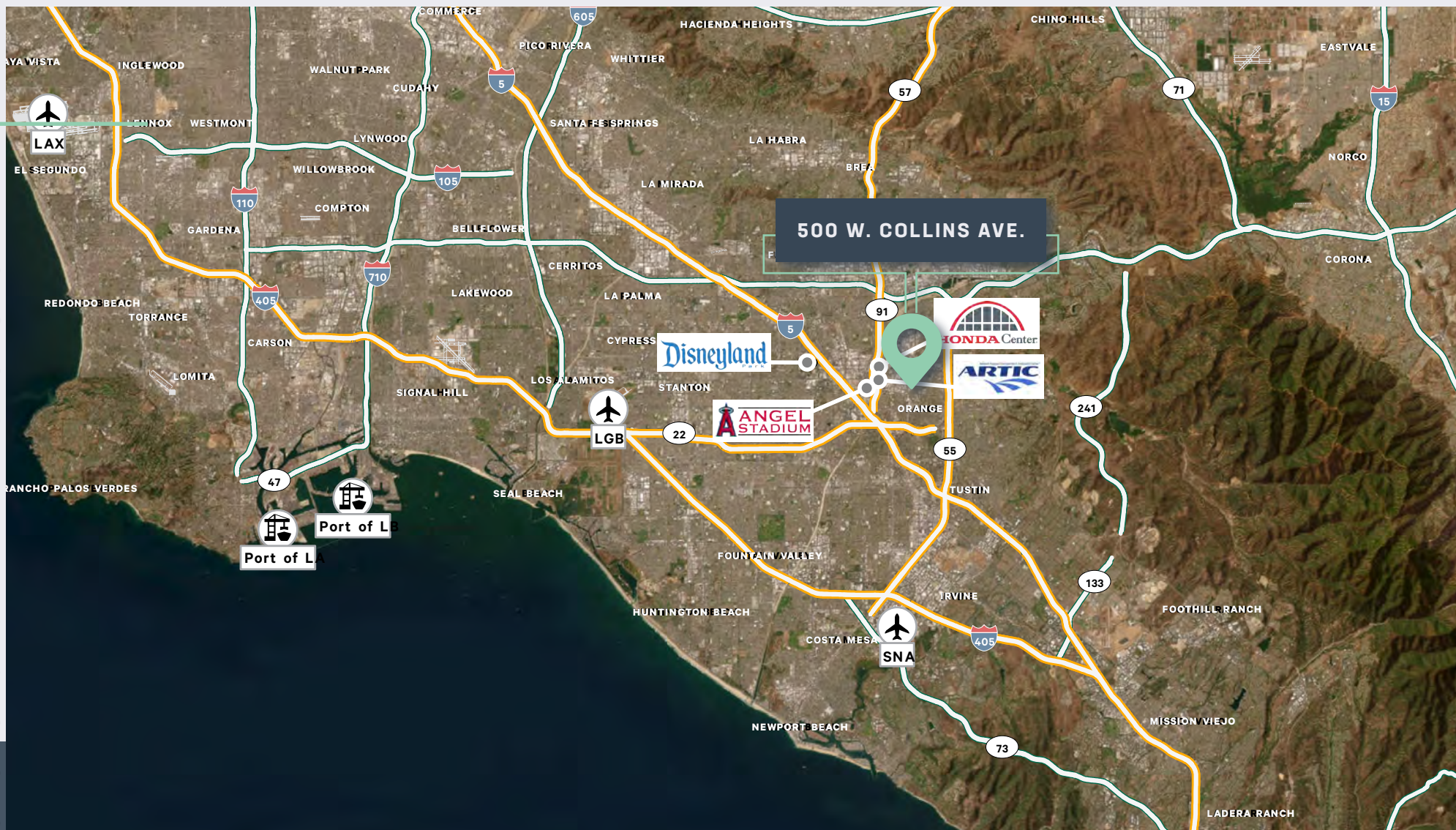
Drive-Through Access

*Prospective Tenant or Buyer to Verify



SITE PLAN





HIGHLIGHTS



30 Mi

Ports of Long Beach & Los Angeles



12 Mi

John Wayne Airport



20 Mi

Long Beach Airport



40 Mi

Los Angeles International Airport (LAX)

LOCATION

500 W. COLLINS AVE.



W KATELLA AVE

ACCESS TO ROBUST
LABOR POOL OF
MORE THAN 1.9M
RESIDENTS WITHIN
A 10-MILE RADIUS.



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Brookfield
CBRE

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