## FOR LEASE OR SALE | ± 3,636 SF

Rare Small Industrial Condominium 640 Eckhoff Street, Orange, CA



## **PROPERTY FEATURES**

- Orange Industrial Park
- ± 1,400 SF of Well Appointed Office Area
- ± 16' 17' Warehouse Clearance
- 9 Parking Spaces (2.7:1,000 SF)
- One (1) Ground Level Door
- 200 Amps of Power (Verify)
- · Fire Sprinklered
- Lease Rate: \$1.85 G PSF
- Sale Price: \$1,636,200 / \$450.00 PSF
- Excellent Access to the 57, 5, 22 and 91 Freeways
- Walking Distance to Angel Stadium

## PAUL CAPUTO, MBA

Senior Vice President 714.935.2332 pcaputo@voitco.com Lic. #01196935

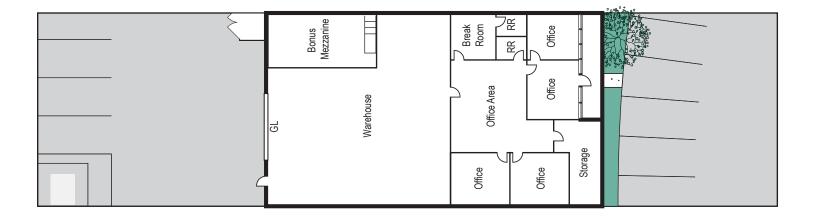




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\*Site plan not to scale

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