

**Industrial** | Available for Sale or Lease

**CBRE**

# ±12,264 SF Industrial Building on ±1.63 Acres

621 N. Main Street, Orange, CA 92868

EXTENSIVE RENOVATIONS JUST COMPLETED | FULLY LIT AND SECURED YARD | 800 AMPS





# Project Features

CBRE is pleased to announce an excellent purchase or lease opportunity at 621 N. Main Street in Orange, California. The ±12,264 SF industrial building, now vacant and fully renovated, is situated on ±1.63 acres and features a fully lit secured & fenced yard area, is an ideal contractor/storage yard, and is less than a mile from 57 freeway ramps and close proximity to I-5, 57 & 22 freeways.

## PROPERTY DETAILS

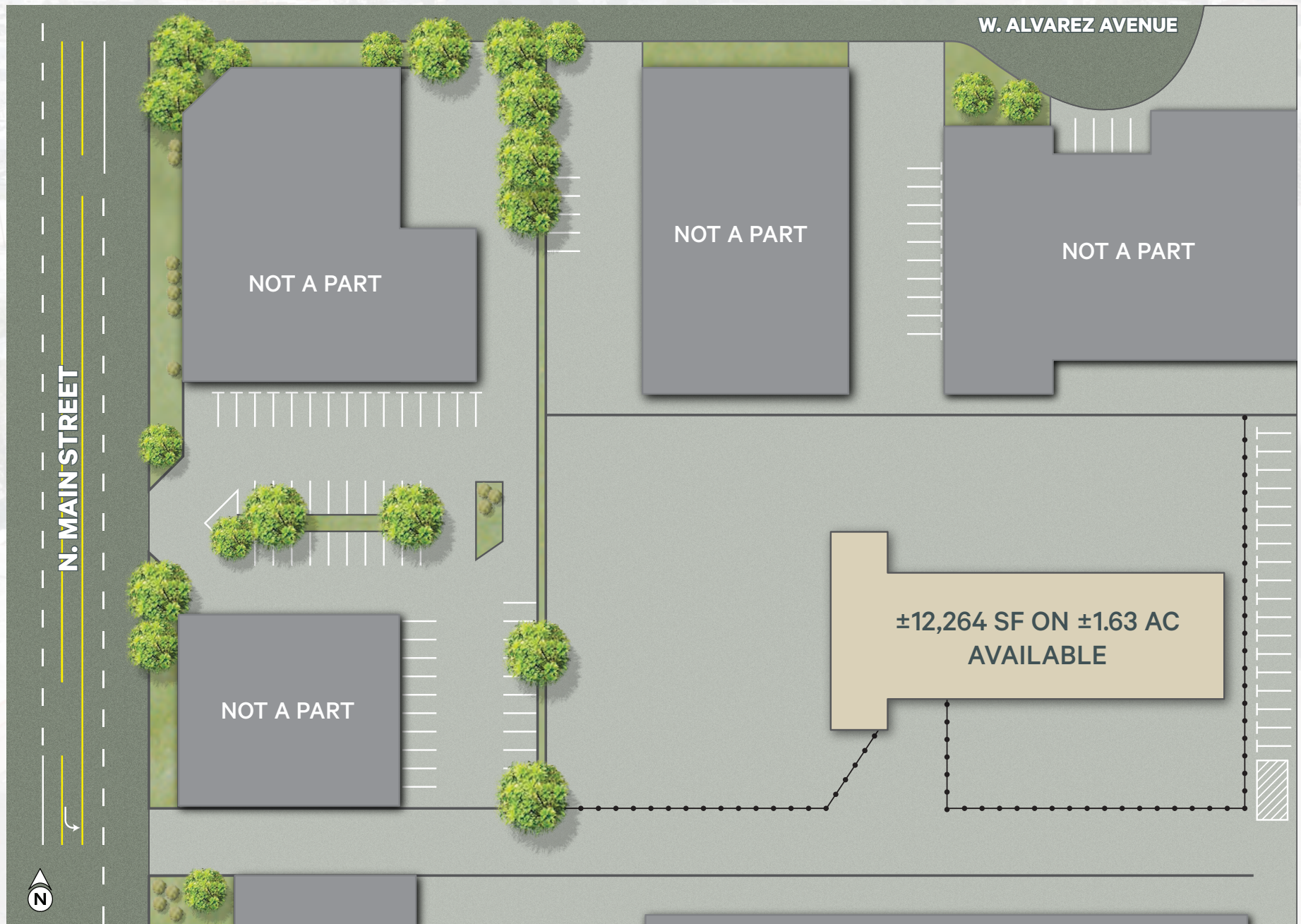
Address	621 N. Main Street, Orange, CA 92868
Building Size	±12,264 SF Industrial Building
Office	±1,632 SF
Yard	Fully Lit Secured & Fenced Yard Area
Power	800 Amps
Parking	10; 1,000 SF Parking Ratio
Year Built	1968
Additional Features	Extensive Renovations Just Completed M2 Zoning, Allowing for a Wide Variety of Uses ±1 Mile from 57 Freeway Ramps Close Proximity to I-5, 57 & 22 Freeways

## SITE OVERVIEW

Parcel No. (APN)	386-532-18
Total Site Area	±1.63 AC
Total Site Square Footage	±71,002 SF
Projected Site Use	M2 Zoning
County	Orange



# Site Plan





N. MAIN STREET

Per City Code, the Following Uses are Allowed by Right (No CUP Required)

- + Contractor's Yard
- + Fleet Parking
- + Building Supply Sales
- + Equipment Rental/Sales

# Extensive Renovations Just Completed

- + Exterior Paint
- + Office Refresh
- + LED Lighting
- + New Asphalt

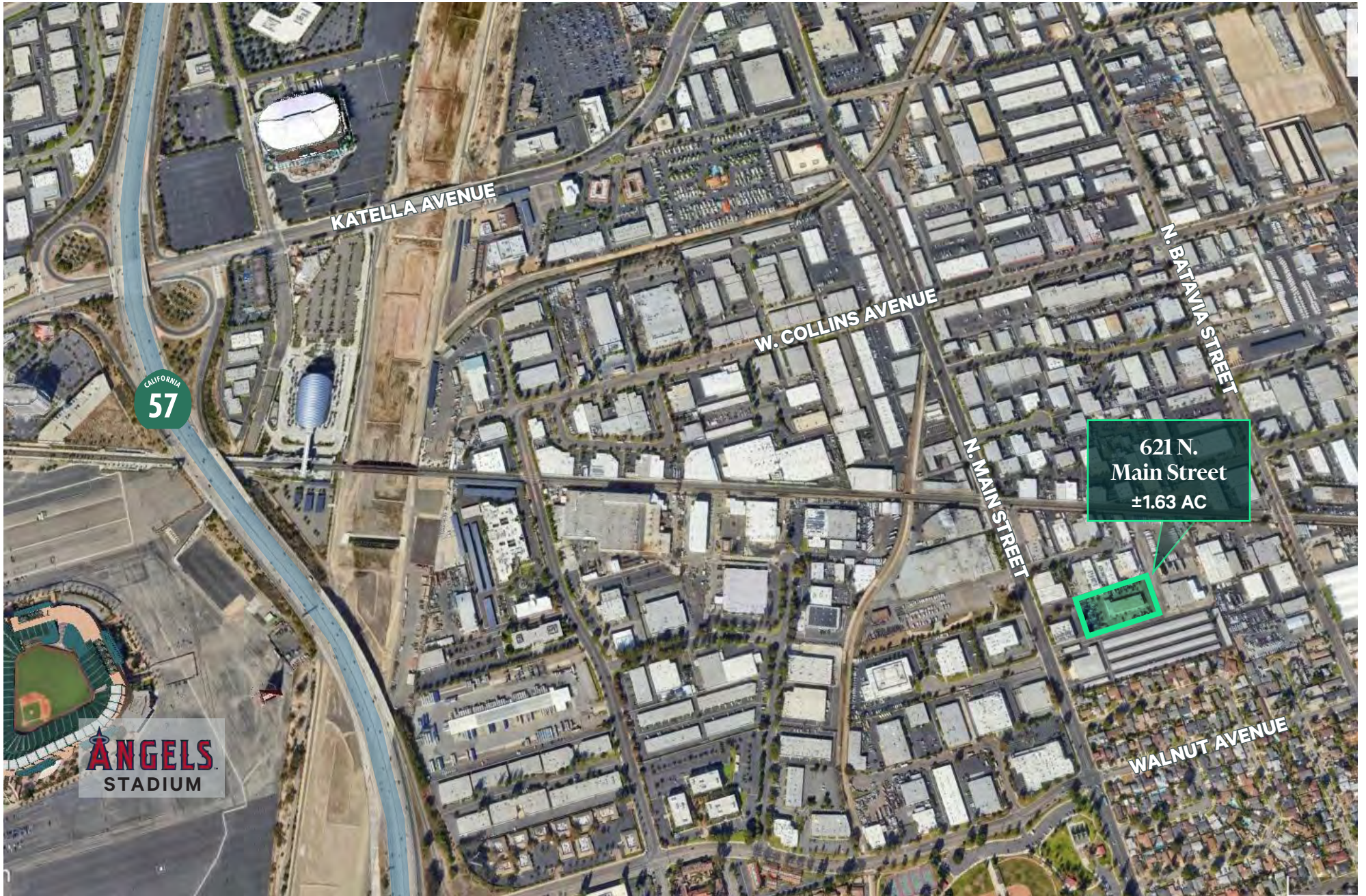








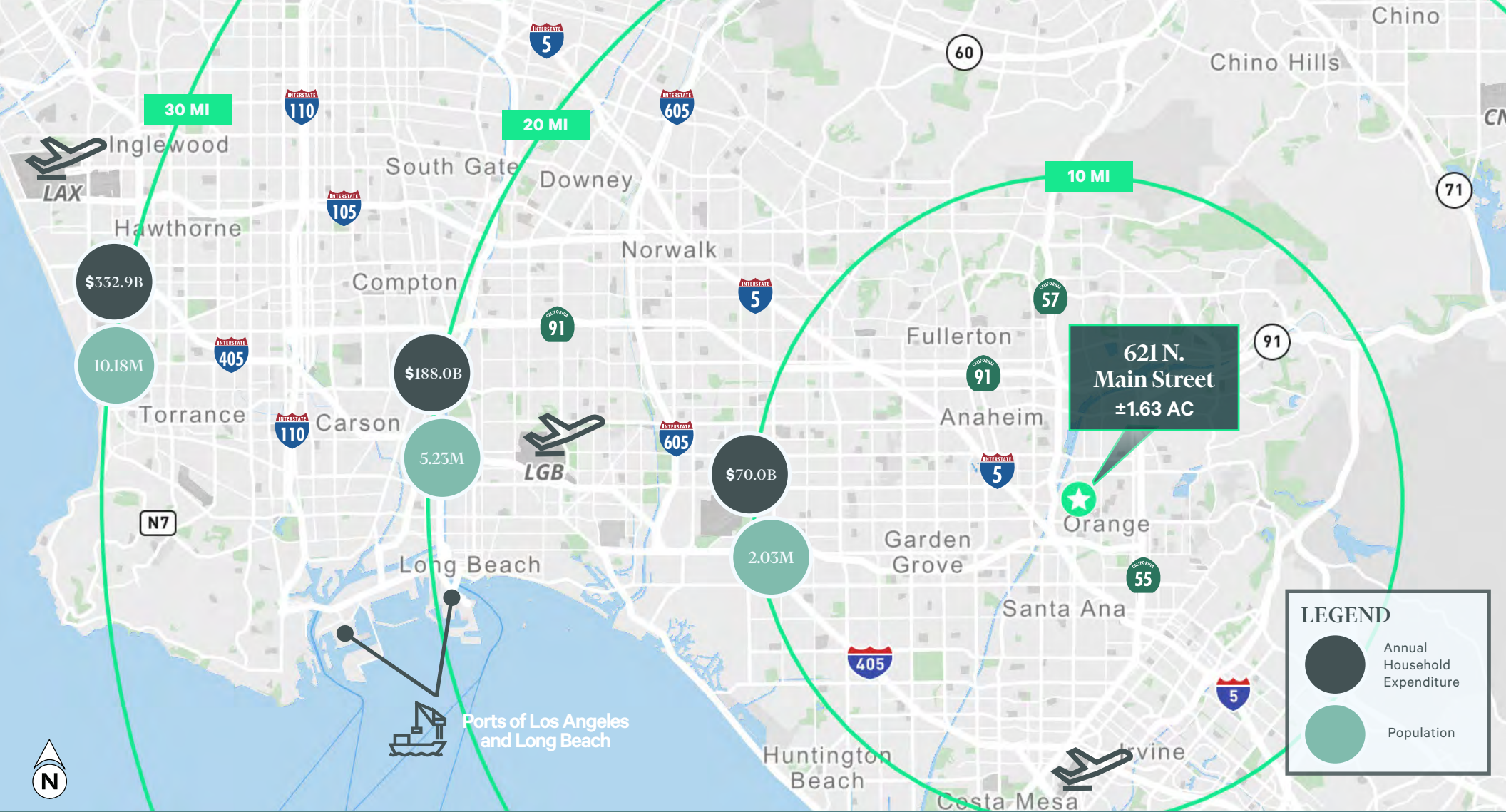
# Local Map











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