



Industrial Flex/Stand-Alone Building

23201 Orange Ave, Lake Forest, CA 92630

**CB PLATINUM
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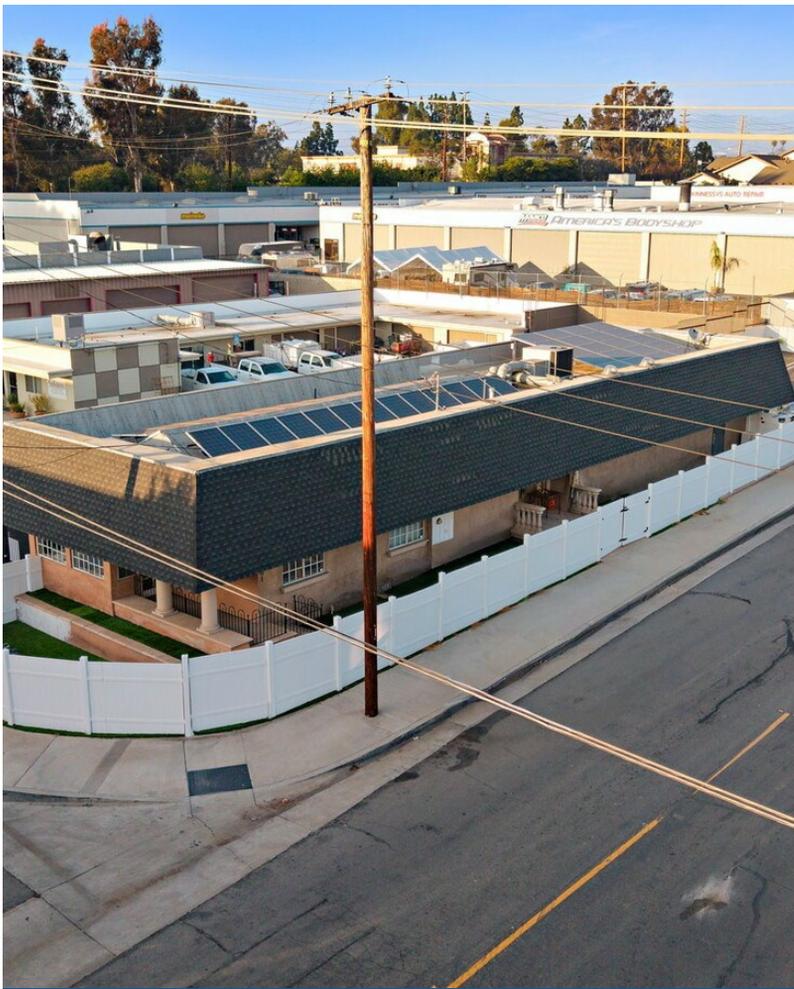
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Industrial Flex/Stand-Alone Building

\$1,200,000

Rare opportunity to own a freestanding industrial/flex building in an established industrial corridor. This $\pm 2,072$ -square-foot single-story building sits on its own $\pm 5,933$ -square-foot lot and offers excellent visibility, flexibility, and rare on-site parking. The property features an open, adaptable layout suitable for a variety of light industrial, flex, contractor, auto-related, or creative industrial uses. Ten (10) dedicated parking spaces (approximately 3.9 spaces per 1,000 SF) provide a major advantage for both owner-users and tenants. Surrounded by auto shops and industrial businesses, this property is well positioned for long-term demand and future upside. Zoned Industrial Park per the City of Lake Forest. Buyer to verify permitted uses and zoning. Suitable for contractor, light industrial, auto-related support, creative industrial, or R&D/flex uses.

Small industrial and flex buildings under 3,000 SF consistently...

- Rare Freestanding Industrial/Flex Building | 10 Parking | Owner-User



Price: \$1,200,000

Property Type: Flex

Building Class: B

Sale Type: Owner User

Lot Size: 0.14 AC

Gross Building Area: 2,072 SF

Rentable Building Area: 2,072 SF

No. Stories: 1

Year Built: 1918

Tenancy: Multi

Parking Ratio: 3.94/1,000 SF

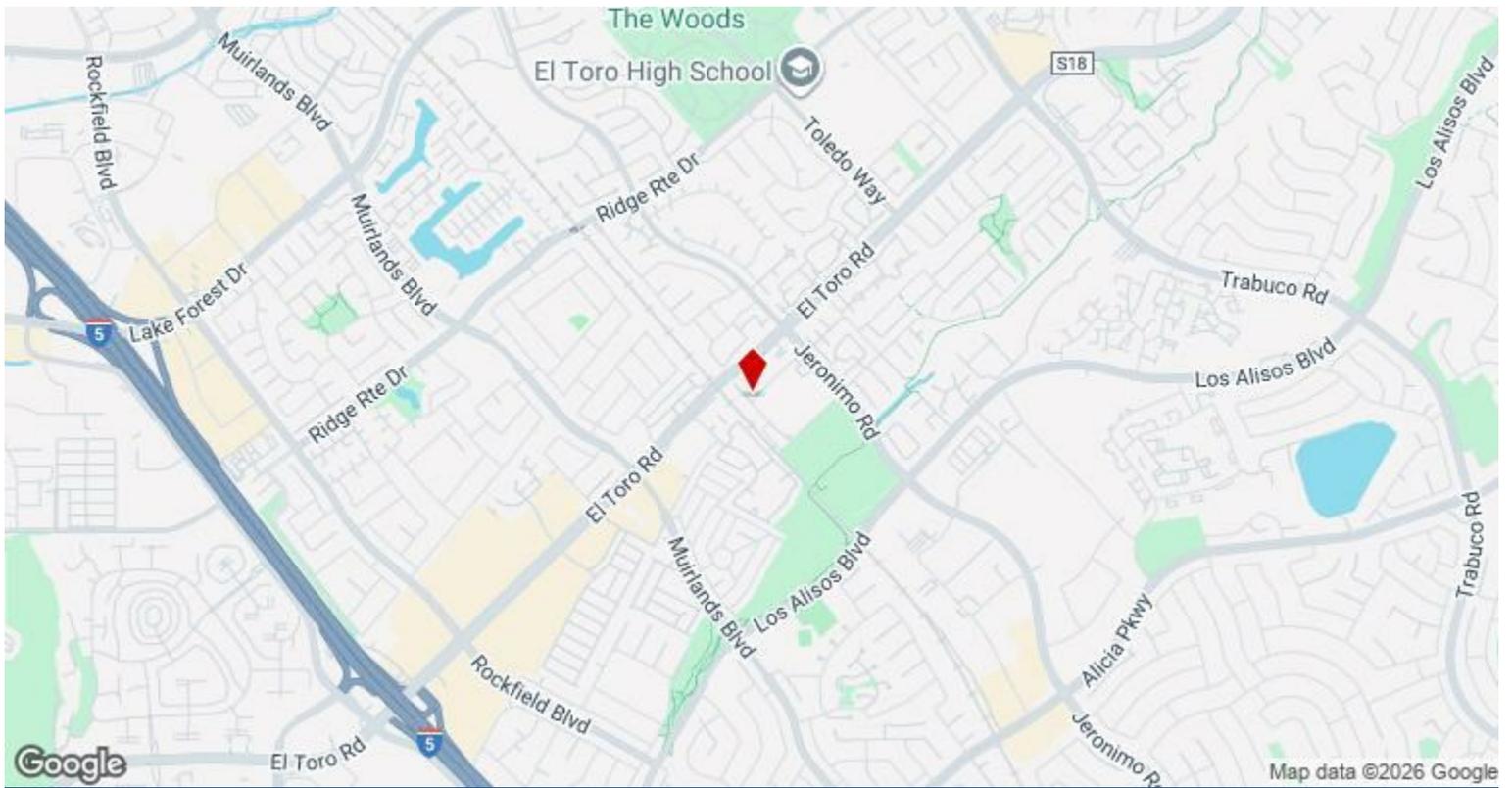
Clear Ceiling Height: 14 FT

Zoning Description: Industrial park

APN / Parcel ID: 613-371-05

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Farino Construction Svc Inc	-	
Triumph Healthcare LLC	-	



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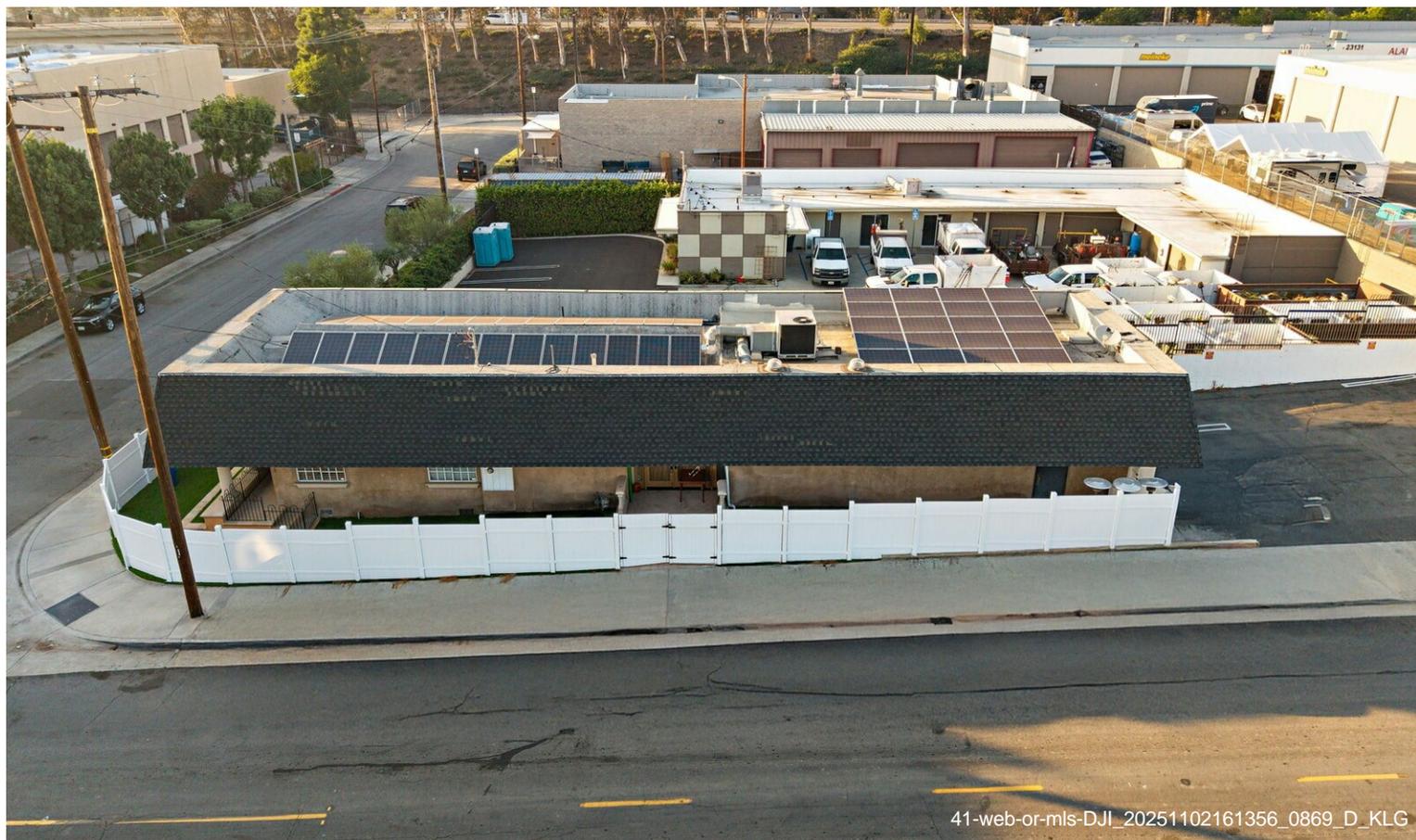
Property Photos



Property Photos



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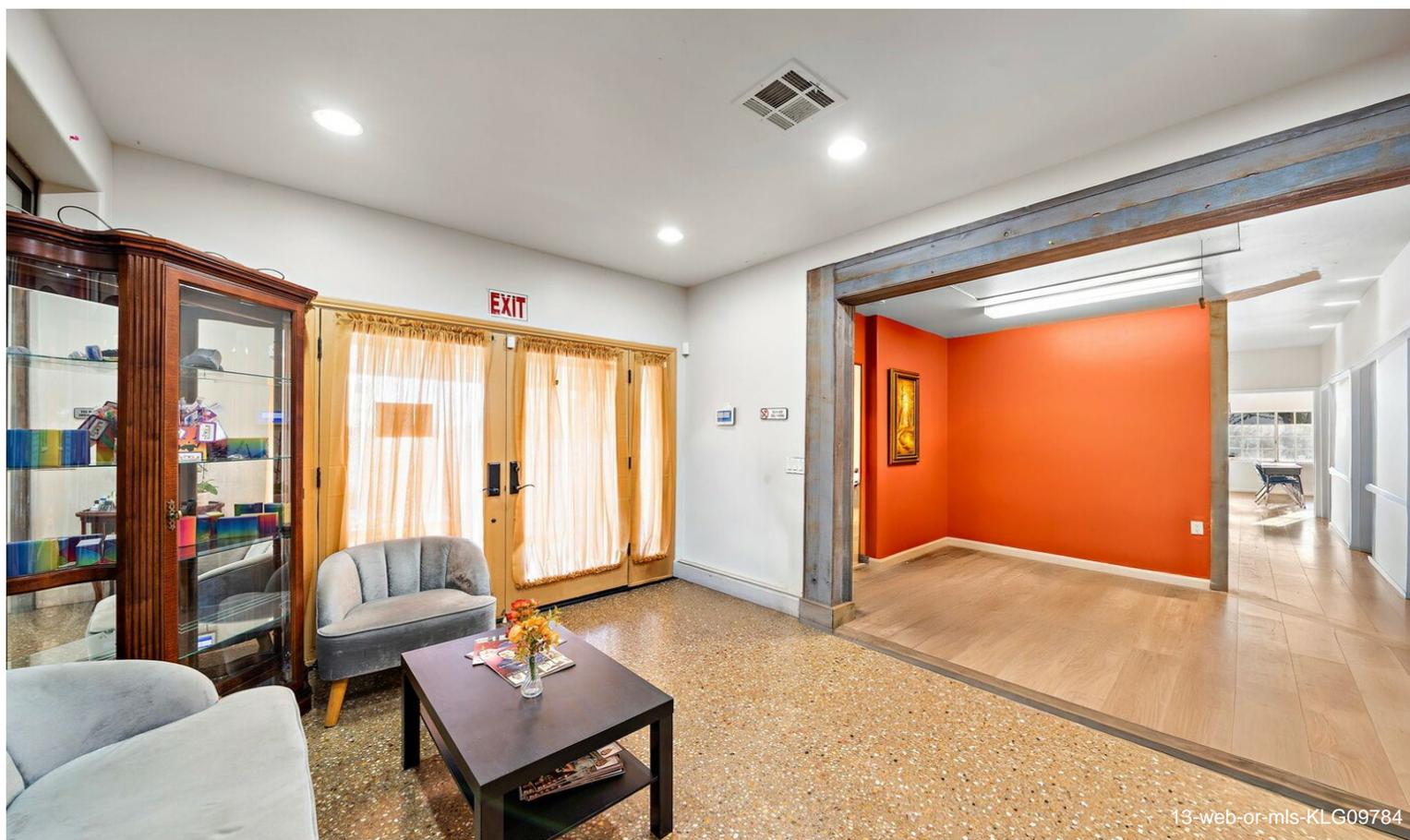
Property Photos



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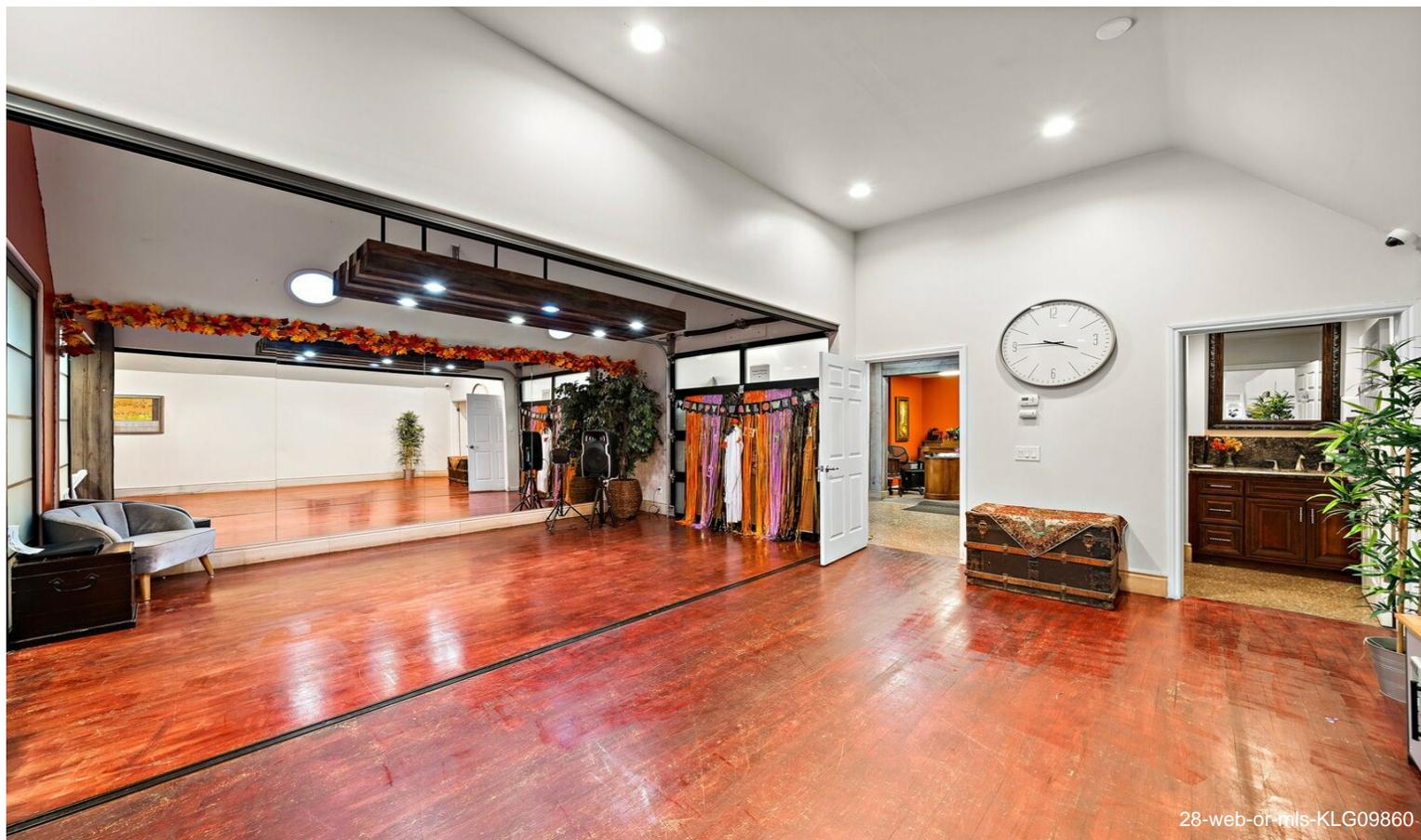


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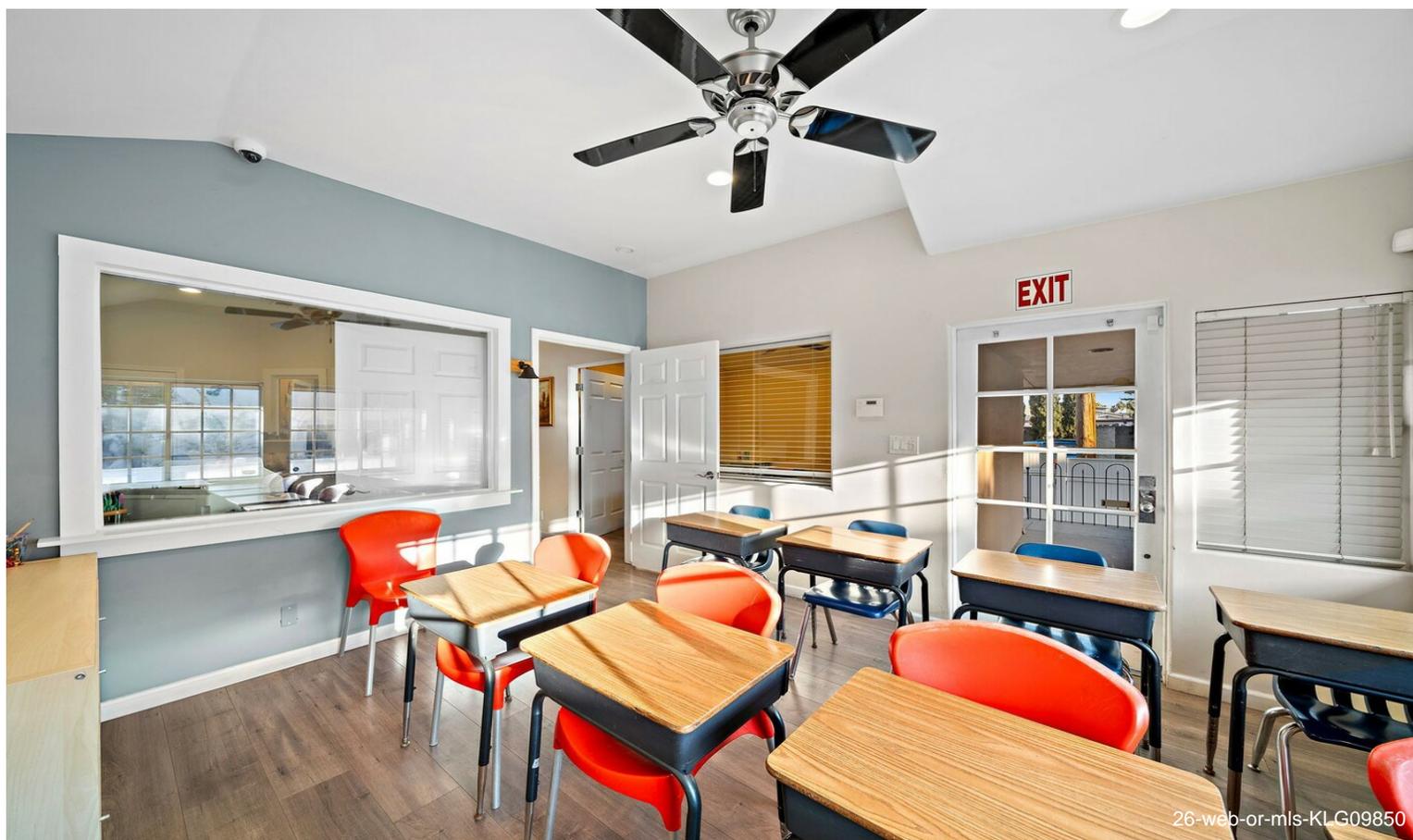


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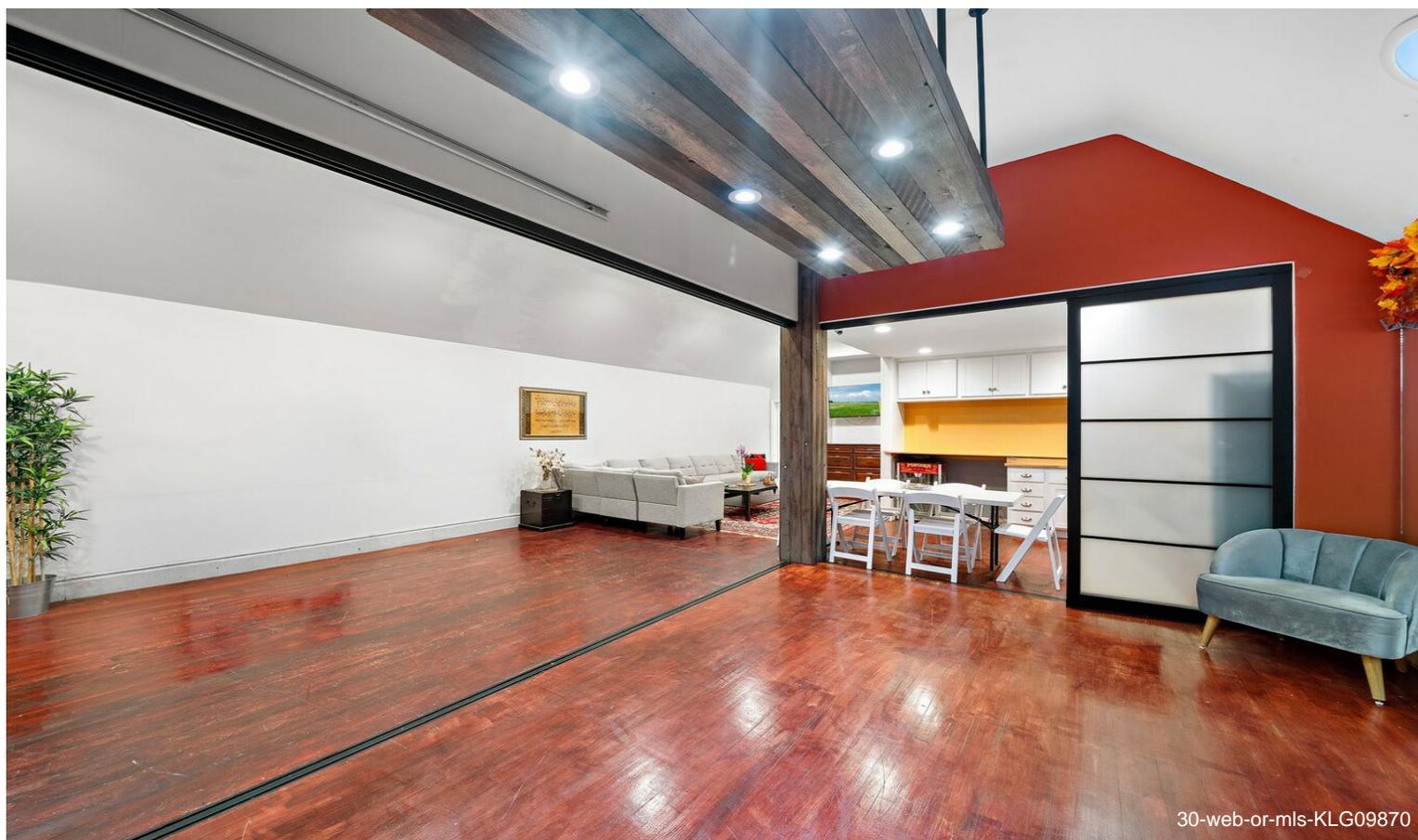


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Property Photos



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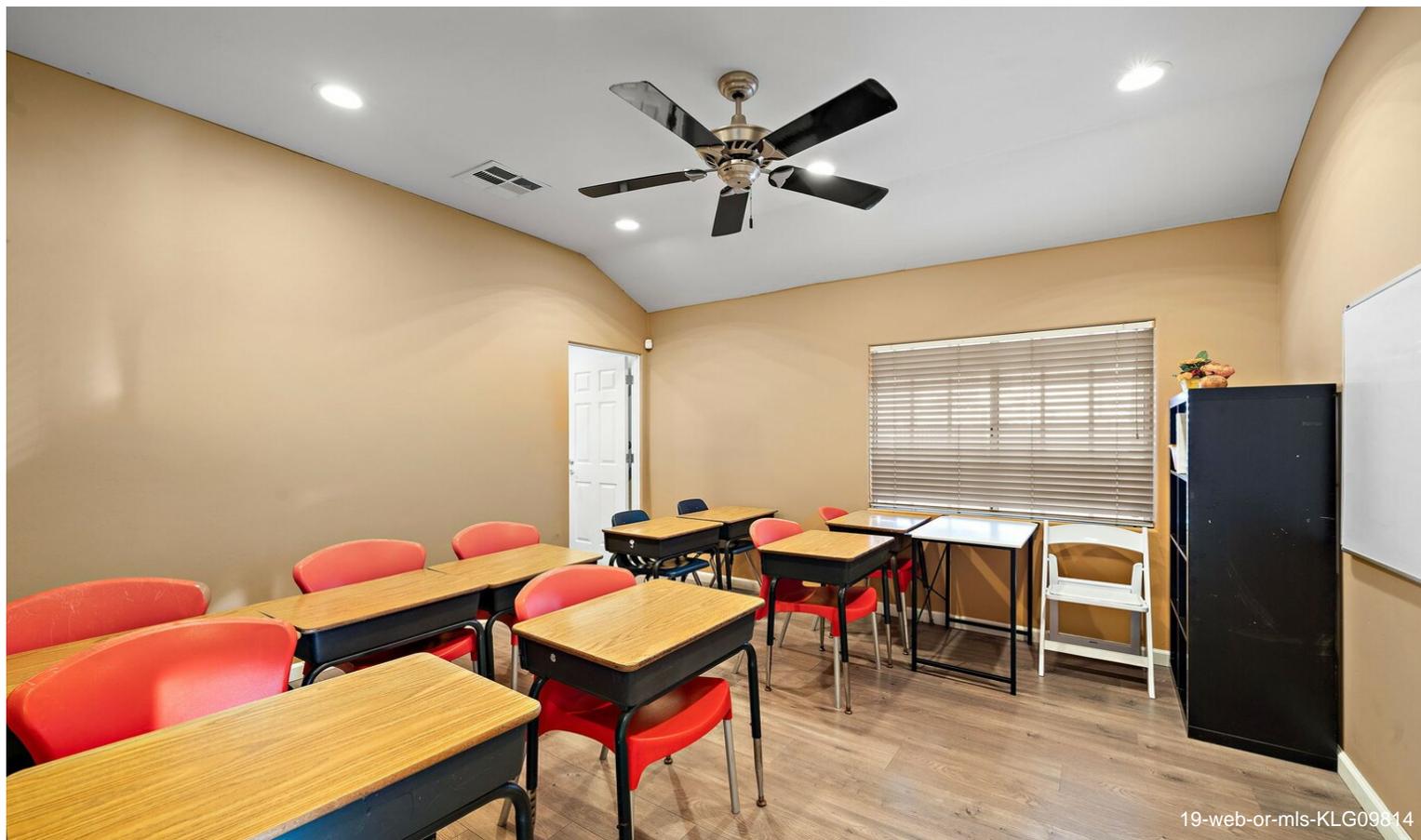


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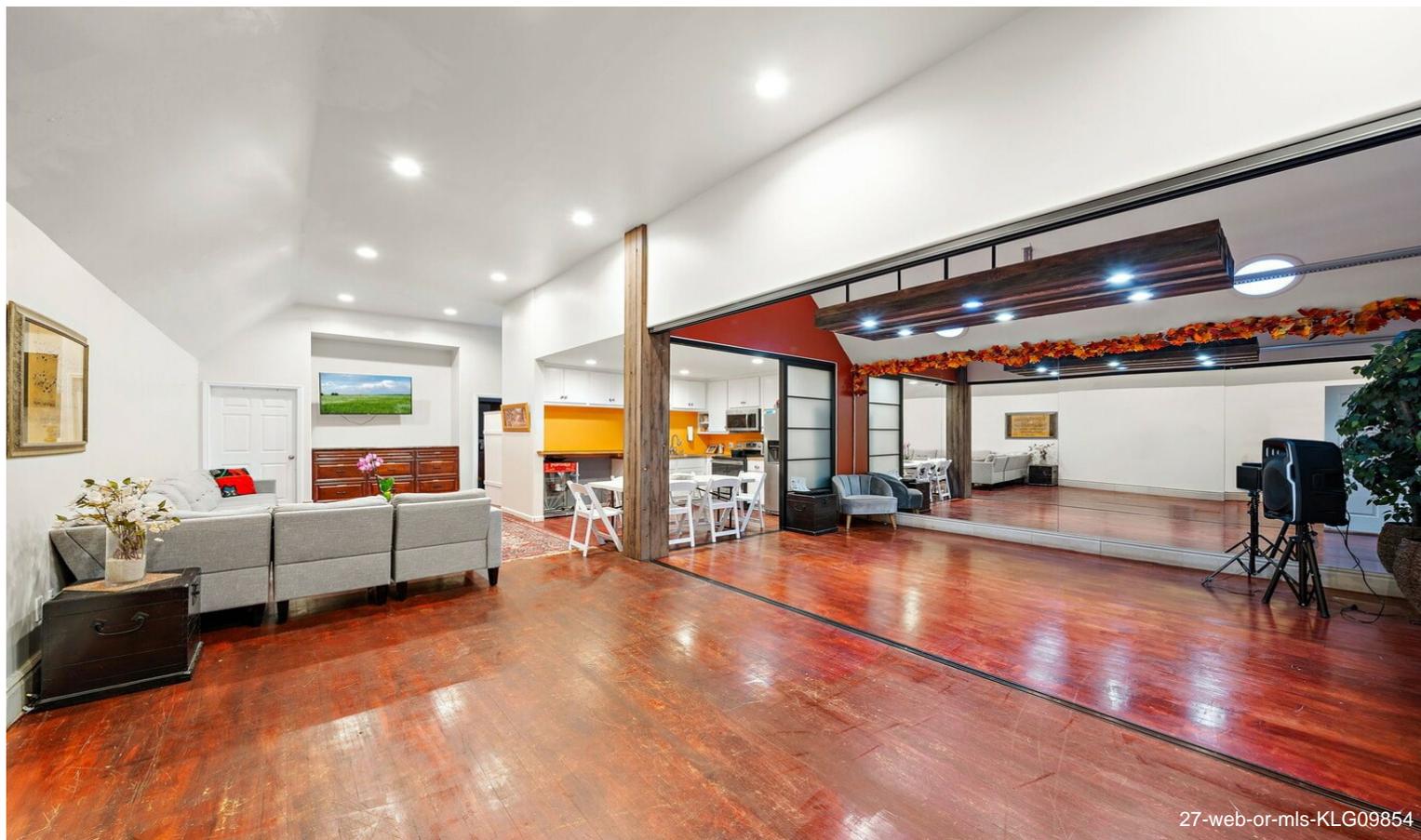


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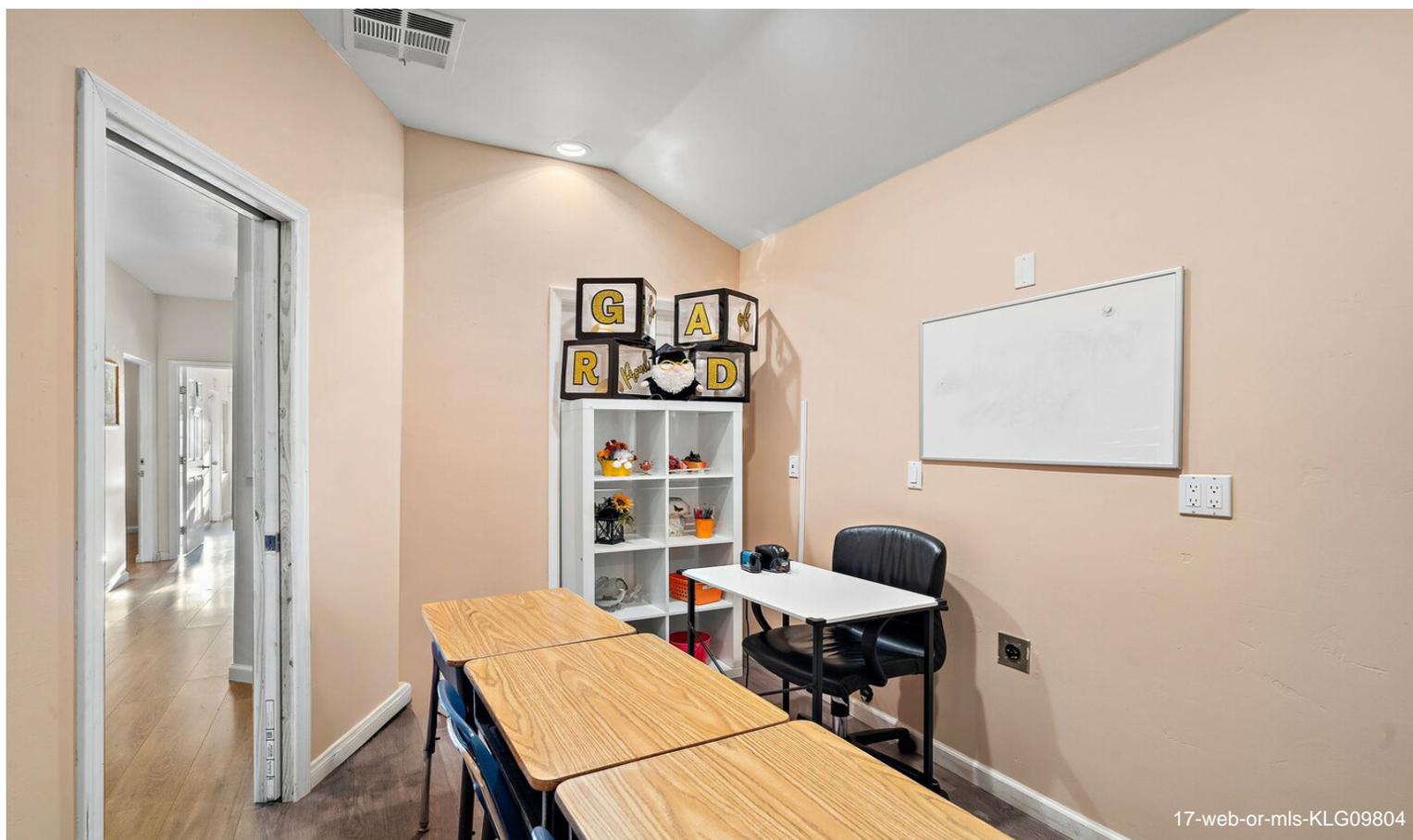
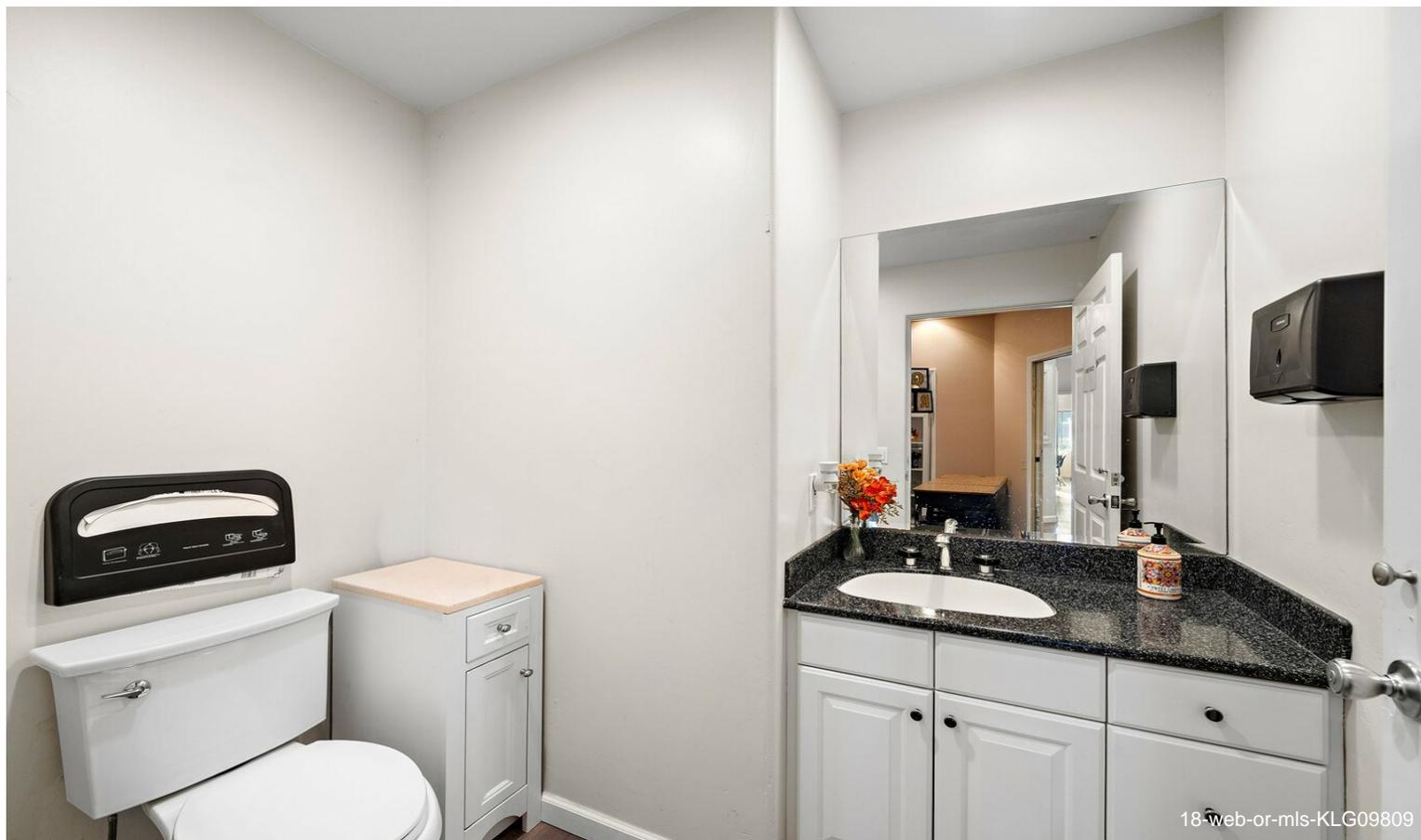
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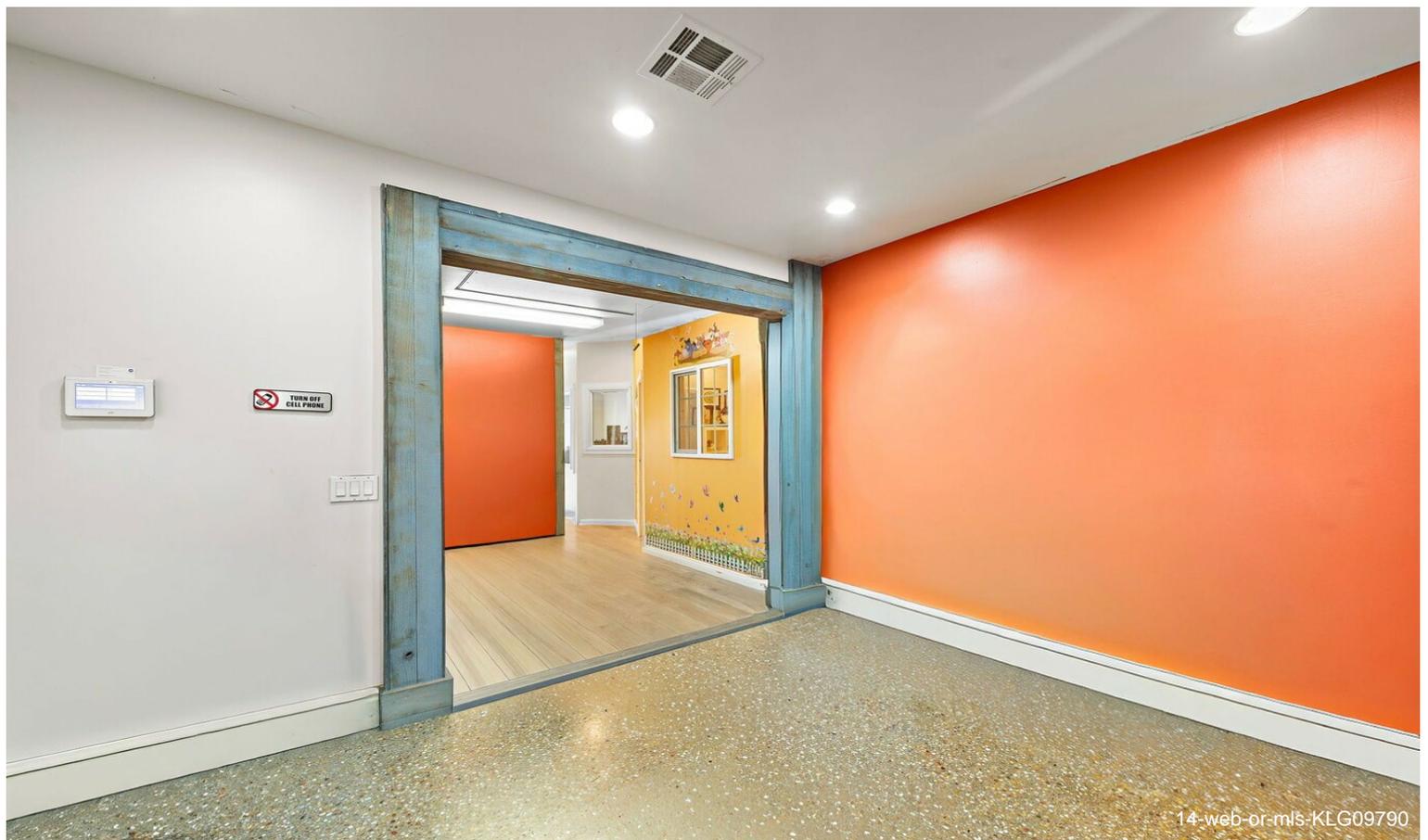


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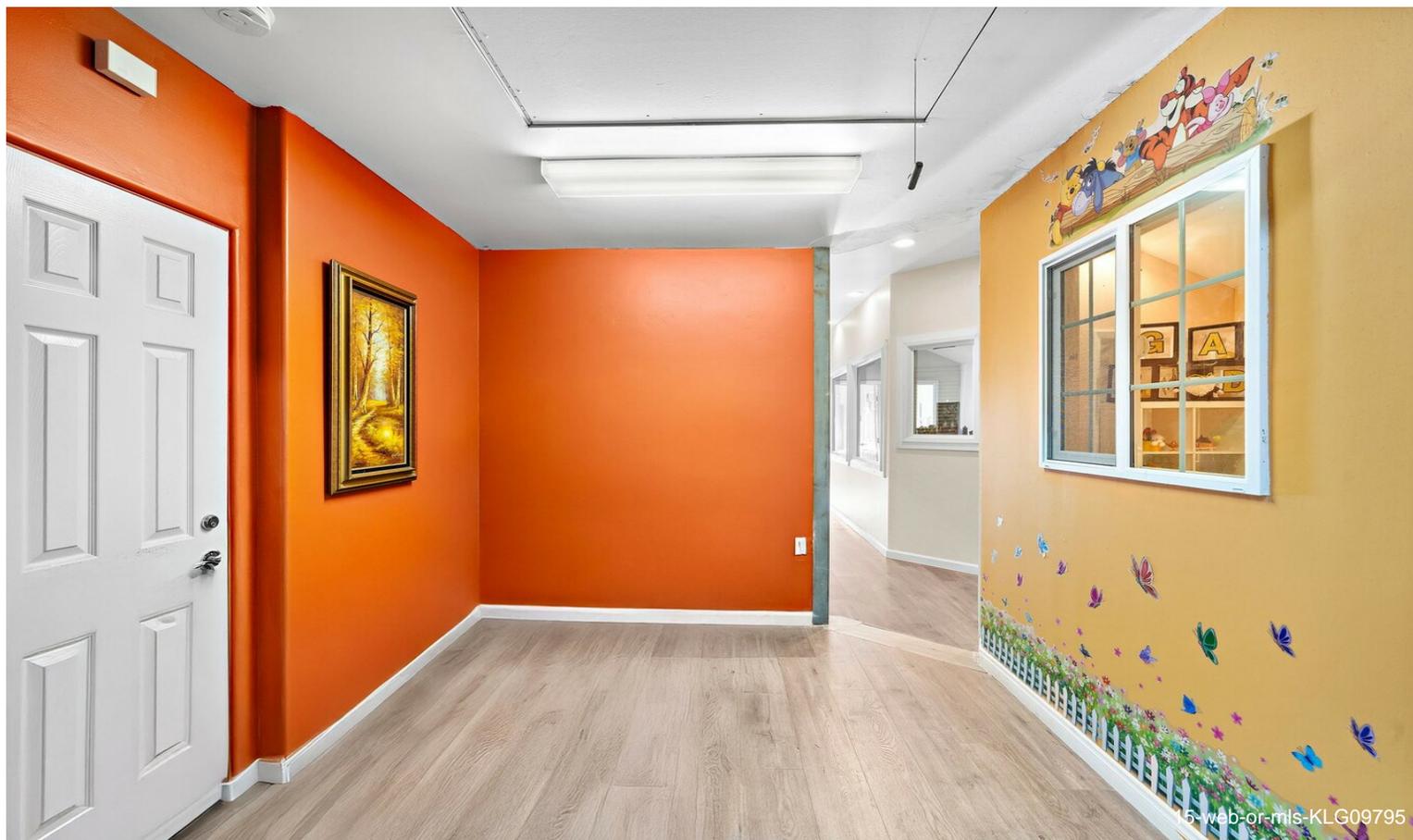


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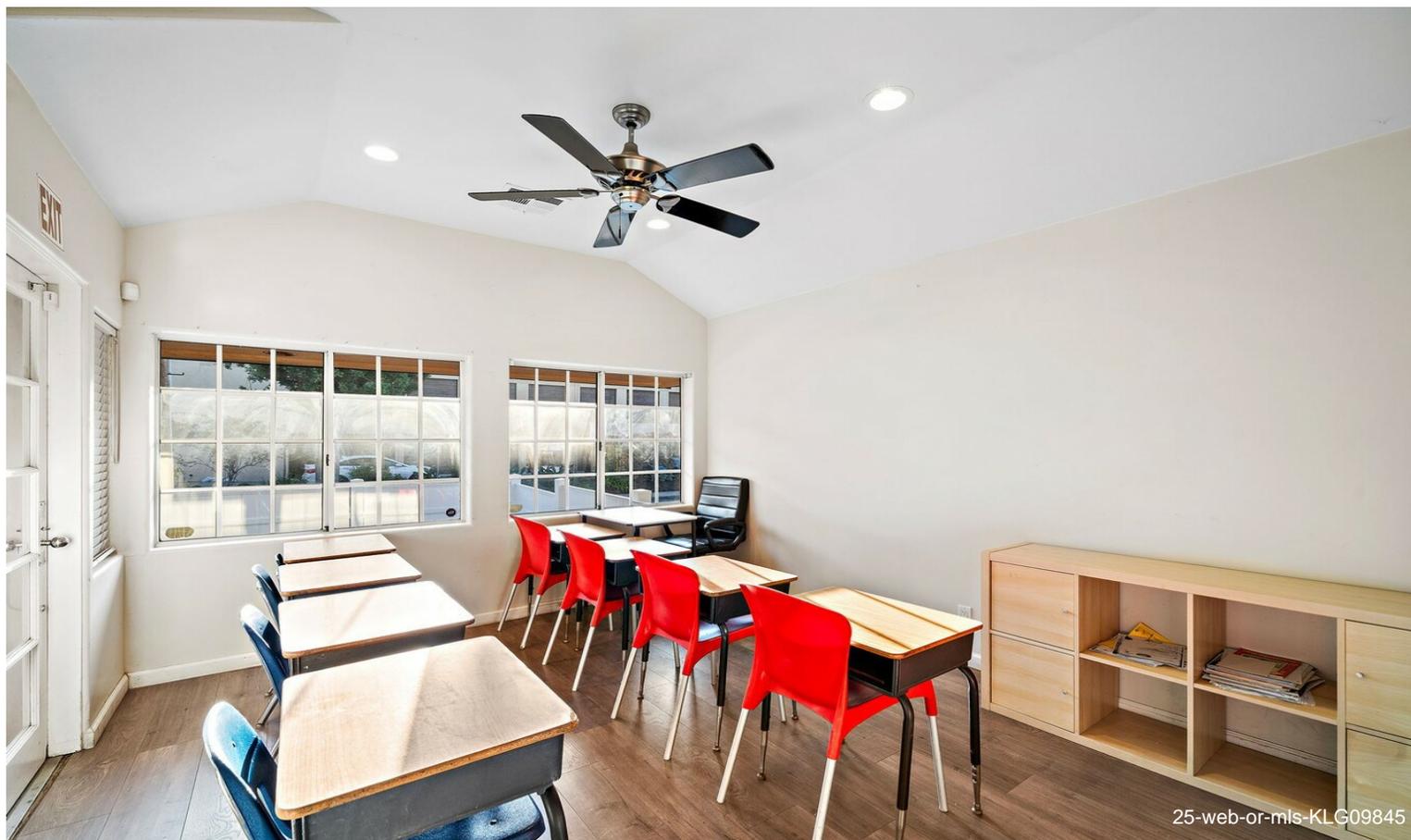
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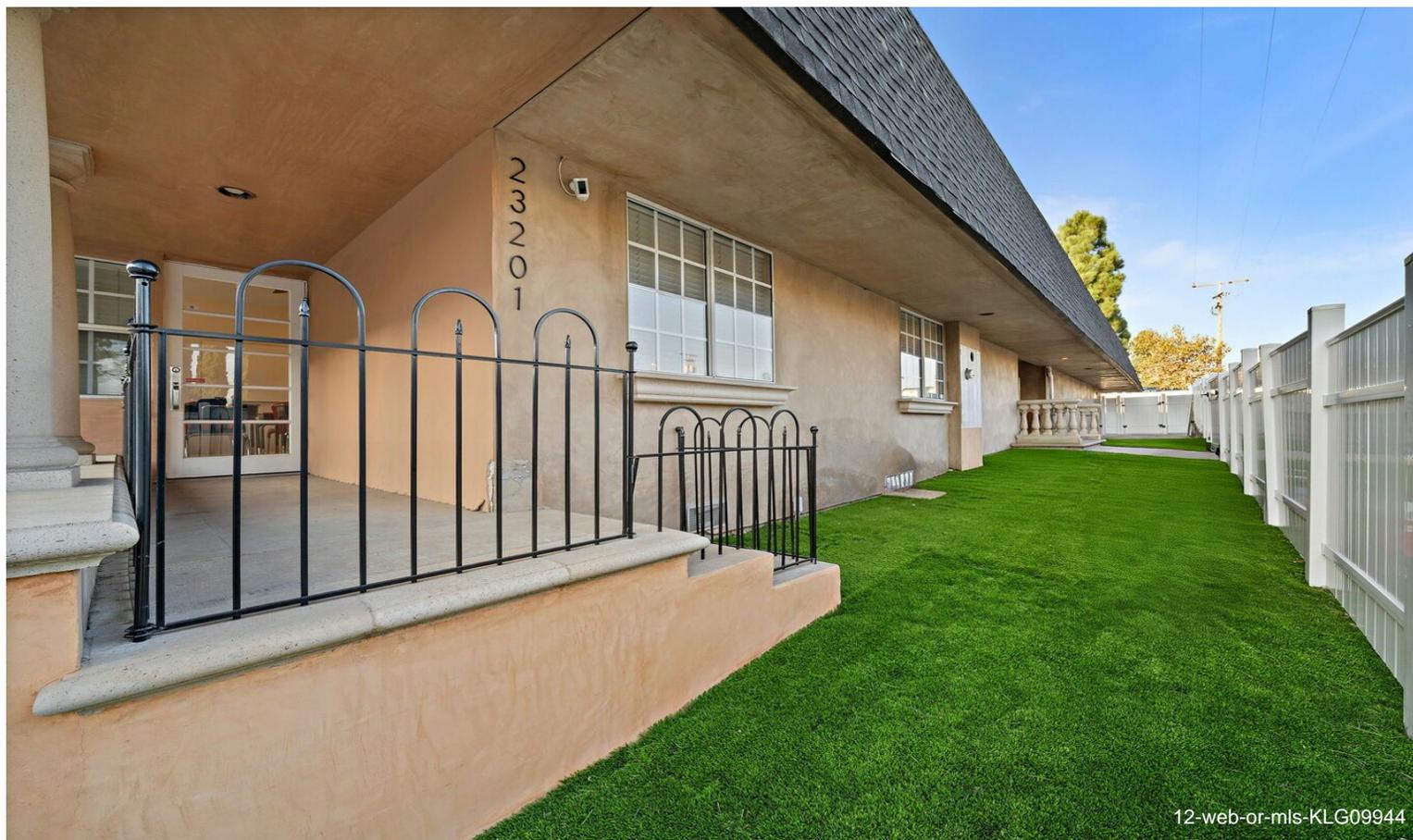
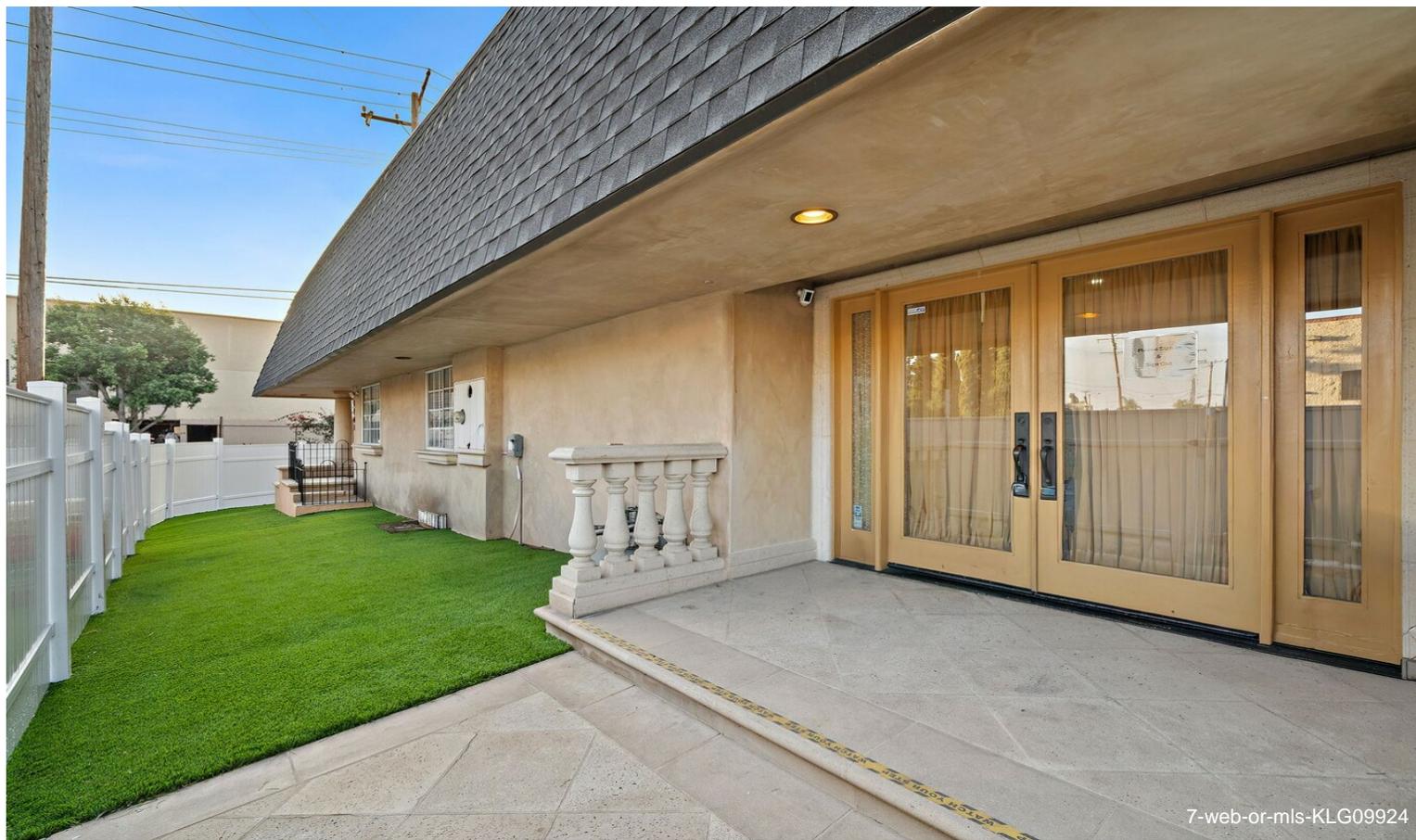
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