

# 600 W TAFT AVE, ORANGE, CA

*±4,500 SF Office/Storage with ±.70 acre Enclosed Yard | FOR LEASE*



**Scott Seal**

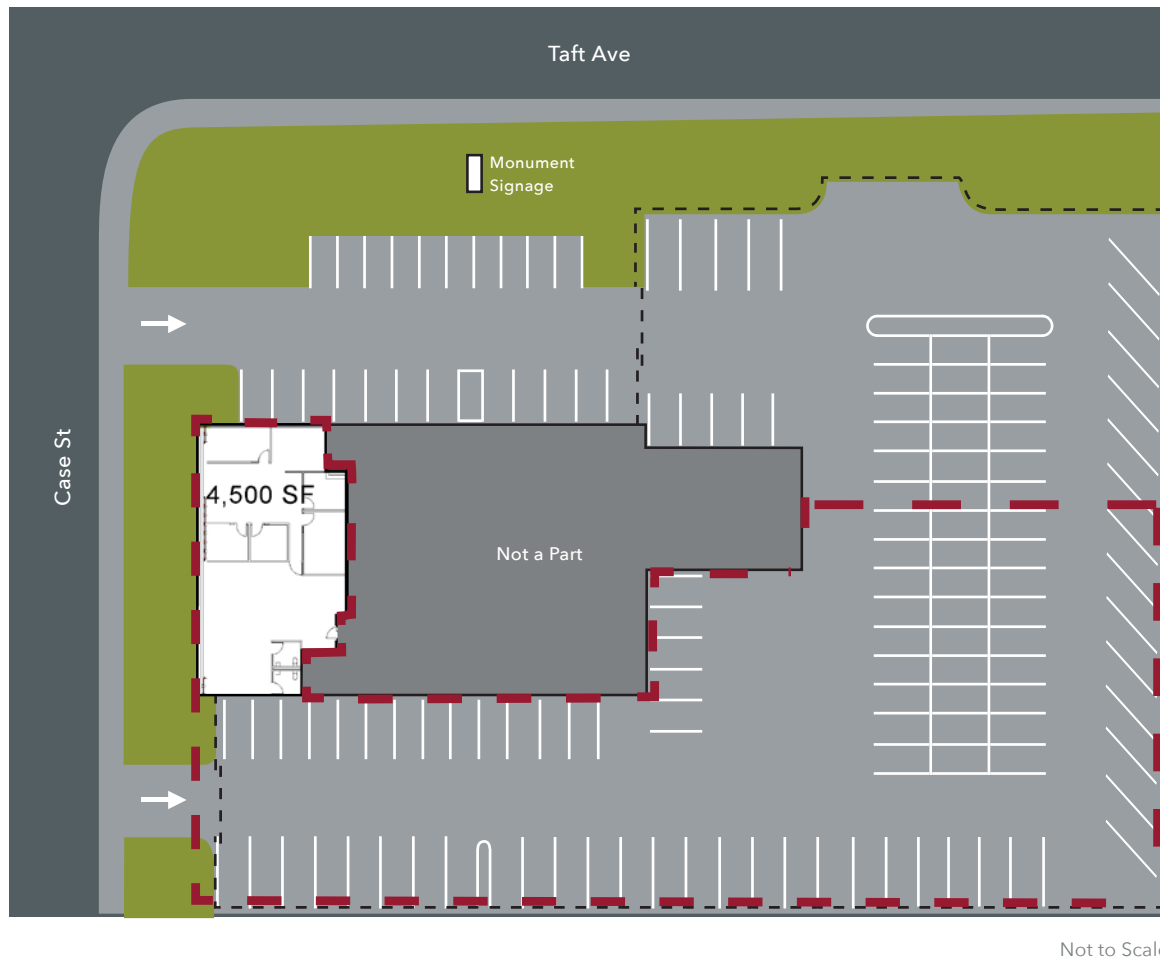
Principal | Lee & Associates - Orange

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DRE# 01412407

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Not to Scale



## HIGHLIGHTS

- $\pm 4,500$  SF Office/Storage with  $\pm 30,432$  SF enclosed yard | FOR LEASE
- $\pm 70$  Parking Stalls within Gated Yard
- City of Orange M2 zoning
- Potential Uses:
  - Businesses requiring Secured Yard
  - Equipment Rental Yard
  - Contractor's Yard
  - Repossession Yard/Tow Yard
  - Overflow Vehicle/Truck Storage
  - Equipment Laydown Yard
  - Trucking/Trailer Storage

All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

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## FEATURES

- Fully Secured Yard.
- Perimeter Lighting
- Entrance/Exit Electronic Gate System
- 2 Paths of Travel (Entrance Gate to Exit Gate)
- Corner Lot along major Thoroughfare
- Ideal Orange County Location
- Close Proximity to Several Major Freeways
- Freeway Access (57 FWY & Ball Rd Exit) & (55 FWY & Katella Ave Exit)
- ±30,432 SF Gated Yard - **Available Now**
- ±4,500 SF Office/Storage Space - **Available May 1, 2026**

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