



FOR LEASE

1525 W. Orange Grove Ave., Unit A
Orange, CA

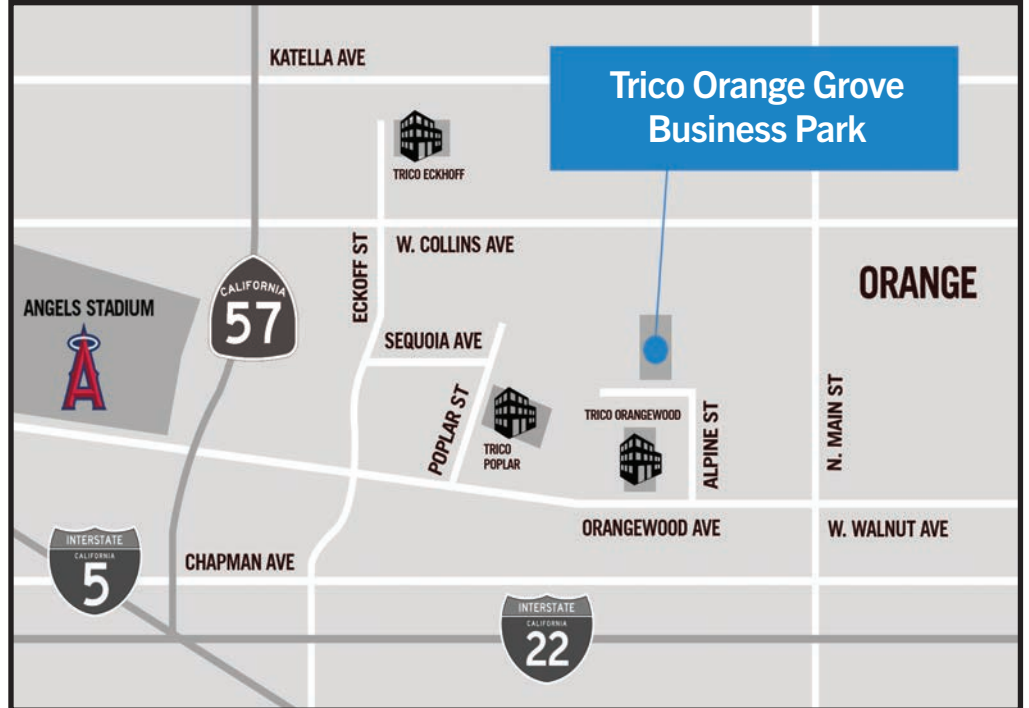
6,000 SF Industrial Unit

SITE HIGHLIGHTS:

- Exterior LED Security Lighting
- Drive Around Building
- M-1 Zone
- Conveniently Located Near the 5, 57, and 22 Freeways
- Parking Ratio 2:1,000

UNIT FEATURES:

- 1,300 SF Fully Carpeted Office Area
- HVAC in Office Area
- Two (2) Restrooms in Office Area
- 4,700 SF Warehouse
- 200 Amps, 120/208V, 3 Phase
- 100 Amps, 120/208V, Single Phase
- Warehouse Restroom
- 18' Clearance



FOR FURTHER DETAILS:

ERIN GARNER

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DAVID KLING

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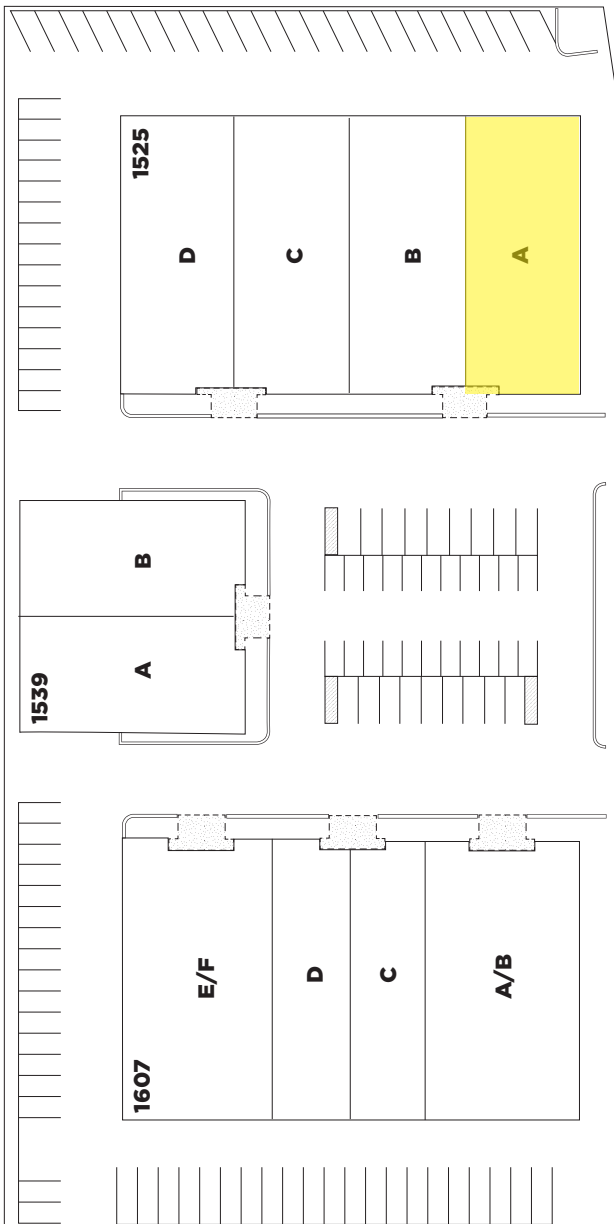
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Unit Features

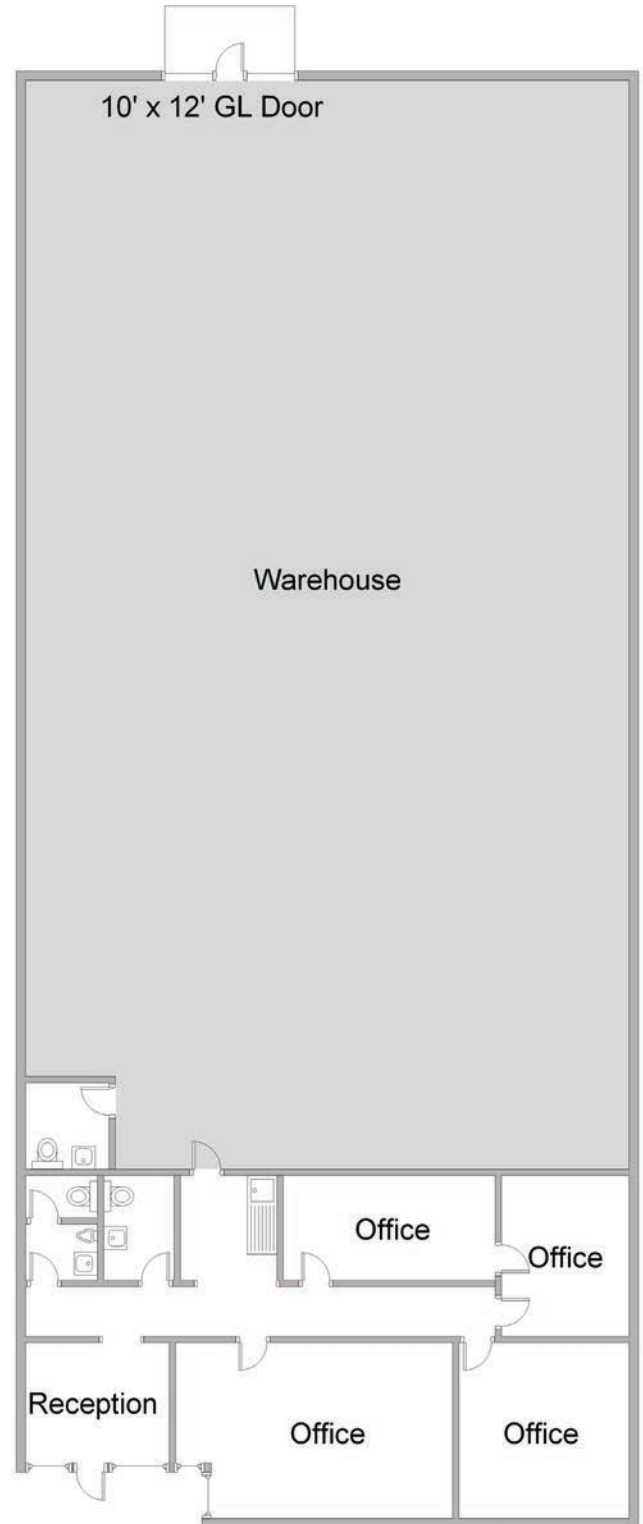
Power: 200A | 120/208

Clearance Height: 18'

Ground Level Doors: One 10'x12'



W. ORANGE GROVE AVENUE



*Floorplans Not to Scale

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