



**FOR SUBLEASE**  
(DIRECT LEASE PREFERRED)

**2,232 SF Industrial Unit**

## SITE HIGHLIGHTS:

- Business Park Environment
- Professional Property Management
- Premier Orange County Location
- Excellent Access to 57, 5, 22 Freeways
- Drive Around Building
- M-1 Zone

## UNIT FEATURES:

- Three Private Offices
- Two Restrooms
- Kitchenette
- 17' Warehouse Clearance
- 10'x12' Grade Level Warehouse Door
- HVAC Throughout (Warehouse Included!)



**609 N. Poplar**  
**Orange, CA 92868**



This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

## FOR FURTHER DETAILS:

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## Trico Realty, Inc.

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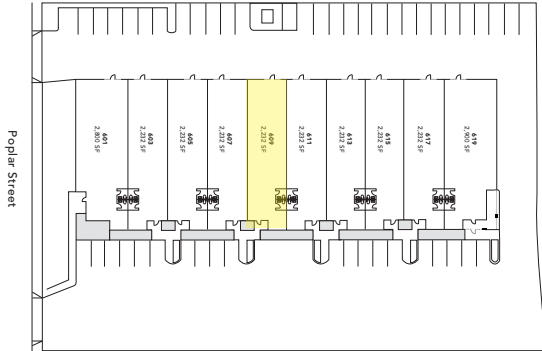
For additional information  
Visit Our Website at [www.TricoRealty.com](http://www.TricoRealty.com)



**FOR SUBLEASE 2,232 SF**



**609 N. Poplar Street**



\*Floorplans Not to Scale

**Office SF:** 1,128 SF

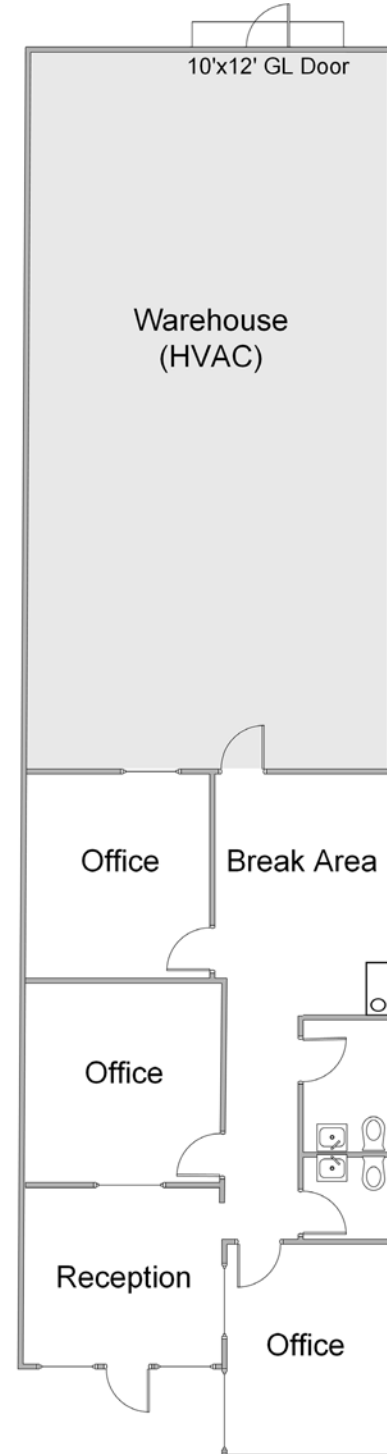
**Warehouse SF:** 1,104 SF

**Power:** 200A | 120/208 | 3 Phase

**Clearance Height:** 17'

**Ground Level Doors:** One 10'x12'

**Remaining Lease Term:** Through May 31, 2024. Direct Lease is preferred equal to or beyond May 31, 2024.



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