

48,906 SF INDUSTRIAL BUILDING FOR LEASE



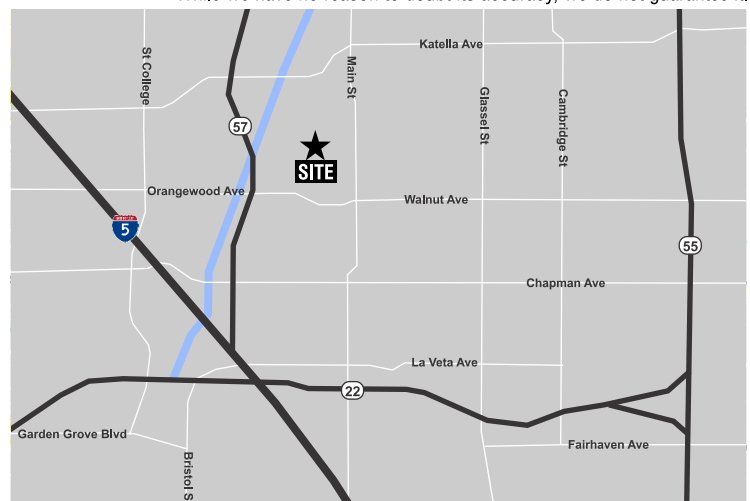
1701 W. SEQUOIA AVE., ORANGE

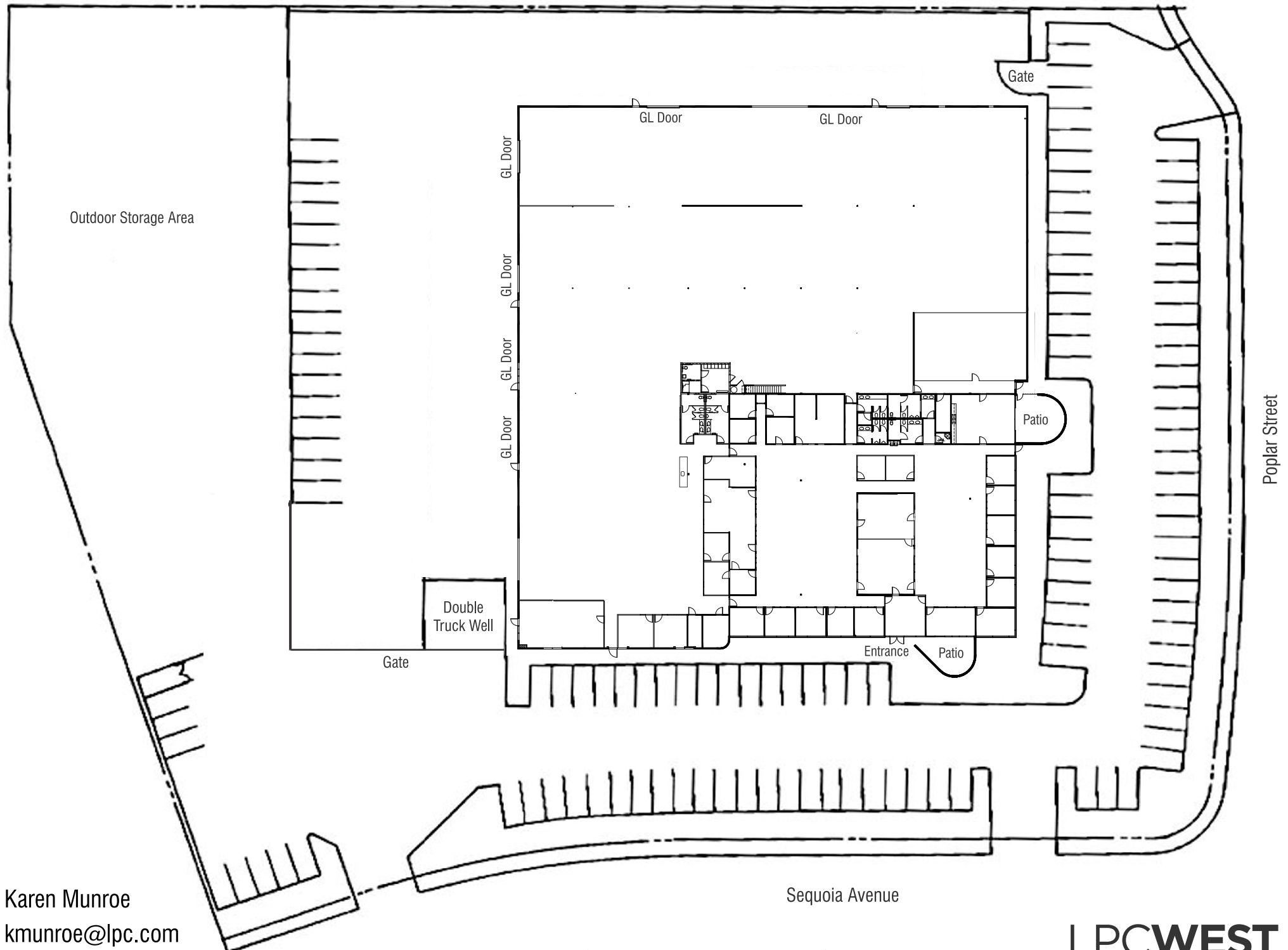
- 48,906 SF industrial building on rare 4.05 acre corner lot - land to building ratio = 3.6:1
- 15,502 SF office + 33,404 SF warehouse
- 128 parking stalls or 2.6:1000 parking
- 28,307 SF outside storage area - can be used for additional parking
- M-1 Zoning
- Multiple 1 & 2 ton cranes – can be removed
- Double truck well
- 6 drive in doors
- 18' minimum warehouse clearance
- New roof 2016
- Seismic retrofit 2014
- 1600 amp heavy power 277/480 volt
- LED lighting throughout
- Available 2/1/2020, please call or email to tour

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The information contained herein has been obtained from sources we deem reliable.
While we have no reason to doubt its accuracy, we do not guarantee it.





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Floor plan and site plan are approximate; not to scale. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information is subject to change without notice. License #01731963

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