

Industrial | Available for Sale or Lease

CBRE

±12,264 SF Industrial Building on ±1.63 Acres

621 N. Main Street, Orange, CA 92868

EXTENSIVE REVISIONS JUST COMPLETED | HIGH IDENTITY MONUMENT SIGNAGE | 800 AMPS



Project Features

CBRE is pleased to announce an excellent purchase or lease opportunity at 621 N. Main Street in Orange, California. The ±12,264 SF industrial building, situated on ±1.63 acres, features a fully secured & fenced yard area, ideal contractor/storage yard, high identity monument signage on Main Street, less than a mile from 57 freeway ramps and close proximity to I-5, 57 & 22 freeways.

PROPERTY DETAILS

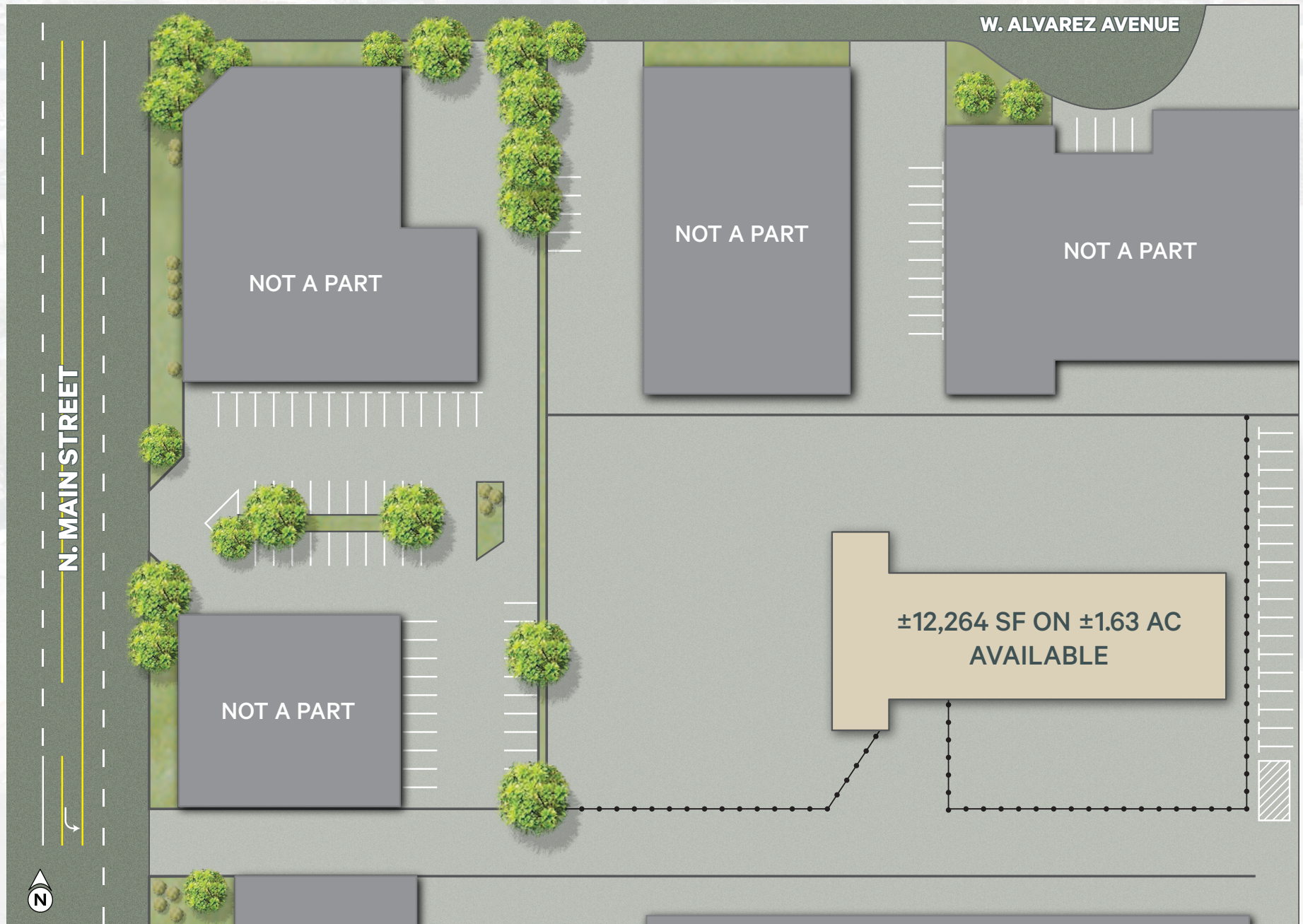
Address	621 N. Main Street, Orange, CA 92868
Building Size	±12,264 SF Industrial Building
Office	±1,632 SF
Dock-High Doors	Two (2) Lifts
Yard	Fully Secured & Fenced Yard Area
Power	800 Amps
Parking	10; 1,000 SF Parking Ratio
Year Built	1968
Additional Features	Extension Revisions Just Completed High Identity Monument Signage on Main Street CUP for Tow Use in Place ±1 Mile from 57 Freeway Ramps Close Proximity to I-5, 57 & 22 Freeways

SITE OVERVIEW

Parcel No. (APN)	386-532-18
Total Site Area	±1.63 AC
Total Site Square Footage	±71,002 SF
Projected Site Use	M2 Zoning
County	Orange



Site Plan



N. MAIN STREET

Per City Code, the Following Uses are Allowed by Right (No CUP Required)

- + Contractor's Yard
- + Fleet Parking
- + Building Supply Sales
- + Equipment Rental/Sales

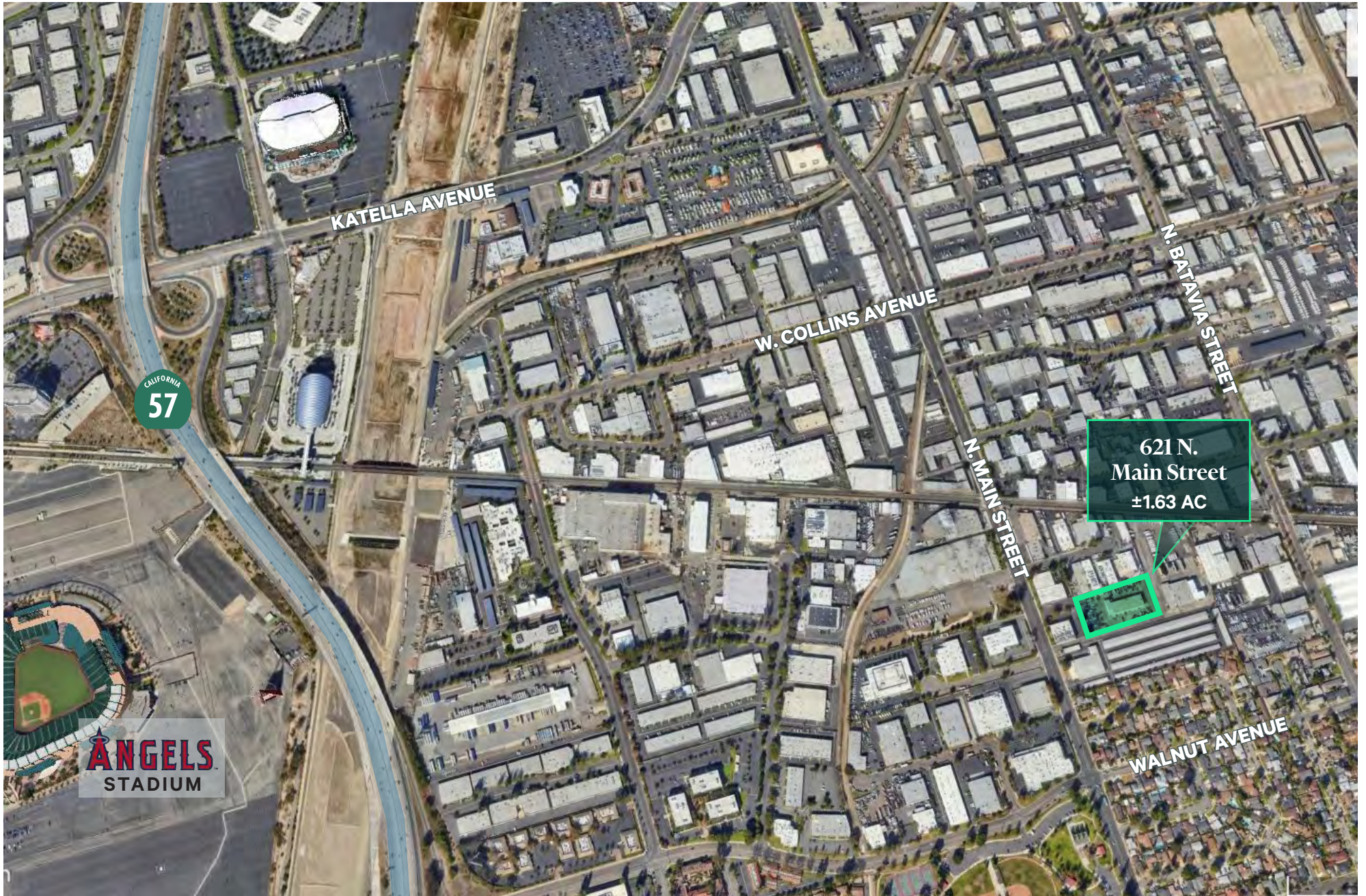
Extension Revisions Just Completed

- + Exterior Paint
- + Office Refresh
- + LED Lighting
- + New Asphalt

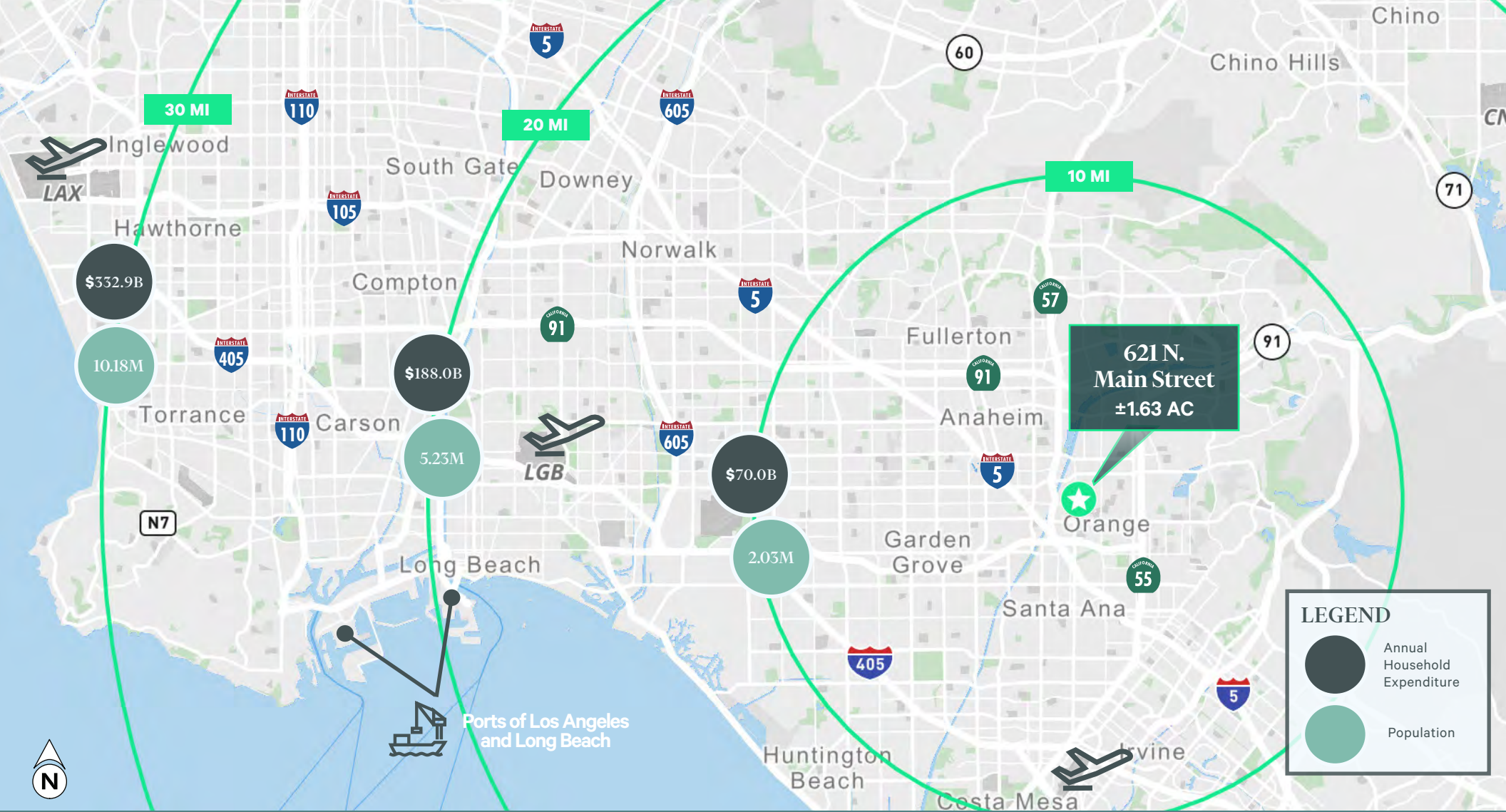




Local Map







Contact Us

Keith Greer

Senior Vice President
+1 714 371 9209
keith.greer@cbre.com
Lic. 01899022

Ben Seybold

Executive Vice President
+1 714 371 9233
ben.seybold@cbre.com
Lic. 01081310

Sean Ward

Executive Vice President
+1 714 371 9222
sean.ward@cbre.com
Lic. 01415499

Josh Samuels

Associate
+1 714 371 9247
joshua.samuels@cbre.com
Lic. 02034678

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