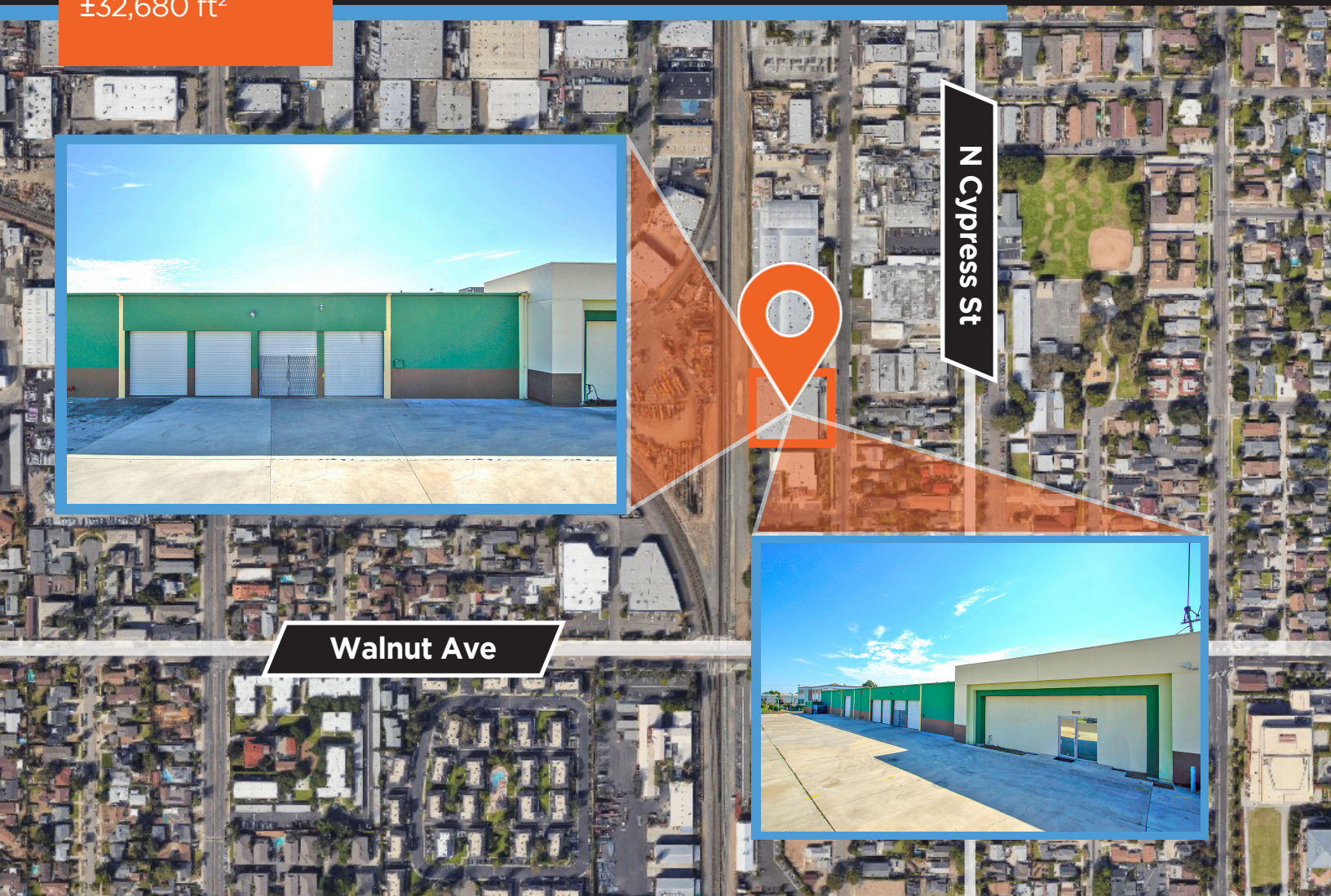


# INDUSTRIAL FOR SALE/LEASE









±32,680 ft<sup>2</sup>

# DISTRIBUTION/MANUFACTURING PROPERTY

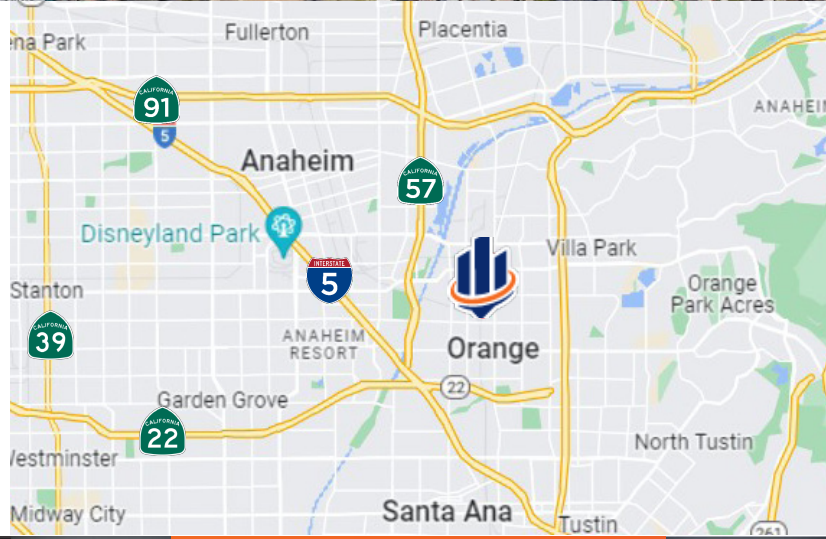
602 N Cypress St, Orange, CA



## Property Highlights

-  5 GL doors - DH possible
-  6 Private offices, conference room, lunch room & kitchen
-  ±6,964 ft<sup>2</sup> of Highly Improved Offices
-  ±32,680 ft<sup>2</sup> Distribution/Manufacturing Facility
-  18' OH Warehouse
-  M-2 Industrial Zoning
-  Central Orange Location
-  400 Amp Electrical

  
0.896 Acres Lot Size



We have obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Floor plan not to scale.



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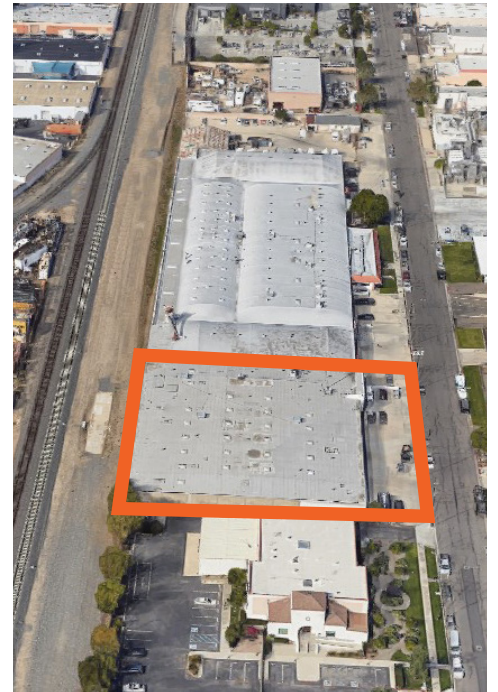
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±32,680 ƒƒ²

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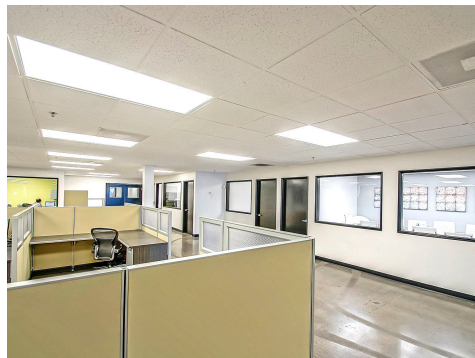
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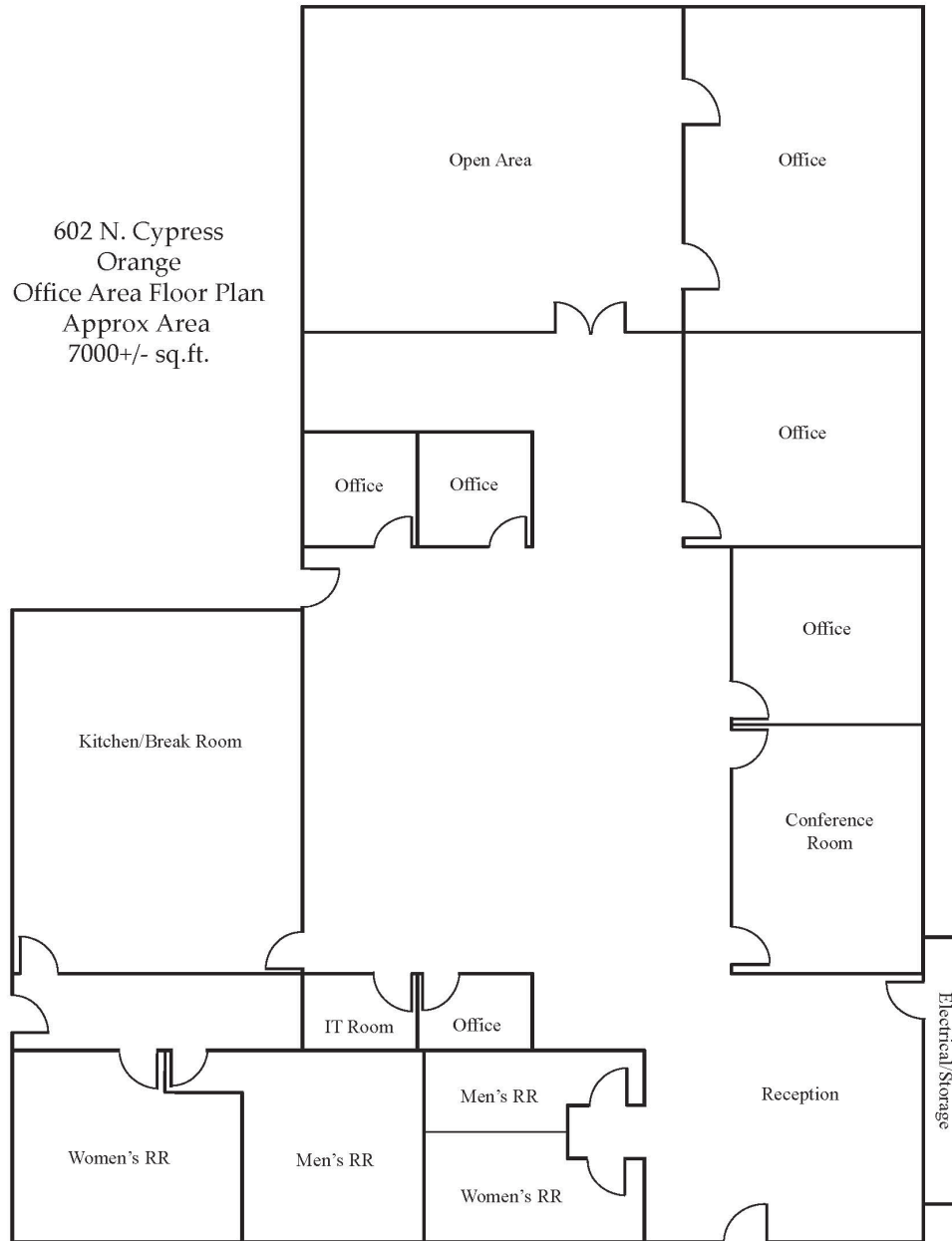
±32,680 ft<sup>2</sup>

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## Floor Plan



\* Not to Scale

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