

FOR LEASE

FREESTANDING INDUSTRIAL BUILDING: 47,813 SF

711 S. Van Buren Street, Placentia, CA

ORANGE COUNTY COMMERCE CENTER



www.orangecountycommercecenter.com

Exclusively Marketed by:

Chris Migliori, SIOR

714.385.1801

chris.migliori@daumcommercial.com

CA #00972843

Paul Gingrich

714.941.5333

paul.gingrich@daumcommercial.com

CA #01299770

Owned & Developed by:



In Partnership with:



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

ORANGE COUNTY COMMERCE CENTER

711 S. Van Buren Street, Placentia, CA
BUILDING ONE

PROPERTY FEATURES

- ±47,813 Square Foot Freestanding Building
- ±6,995 Square Feet of Two-Story Executive Office
- 89,331 Net Square Feet of Land (2.051 Net Acres)
- Five (5) 9'x10' Dock High Doors
- One (1) 12'x14' Grade Level Door
- 800 Amp Main Switchgear (expandable) with 2,000 Amp UGPS
- 30' Minimum Warehouse Clearance Height (6" from inside column)
- ESFR Sprinkler System
- 135'-3" Fully Secured/Gated Truck Court/Yard
- 100% Concrete Truck Court and Auto Parking Areas
- Painted Interior Walls
- White Scrim Foil
- Painted Columns
- Z-Guards on All Dock High Doors
- 3.0% Skylights
- 69 Auto Parking Stalls
- Direct Access to Five (5) Major Freeways (I-5, 91, 57, 55 & 241 Toll Road)
- Close Proximity to Anaheim Canyon Metrolink System

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COMMERCIAL REAL ESTATE SERVICES

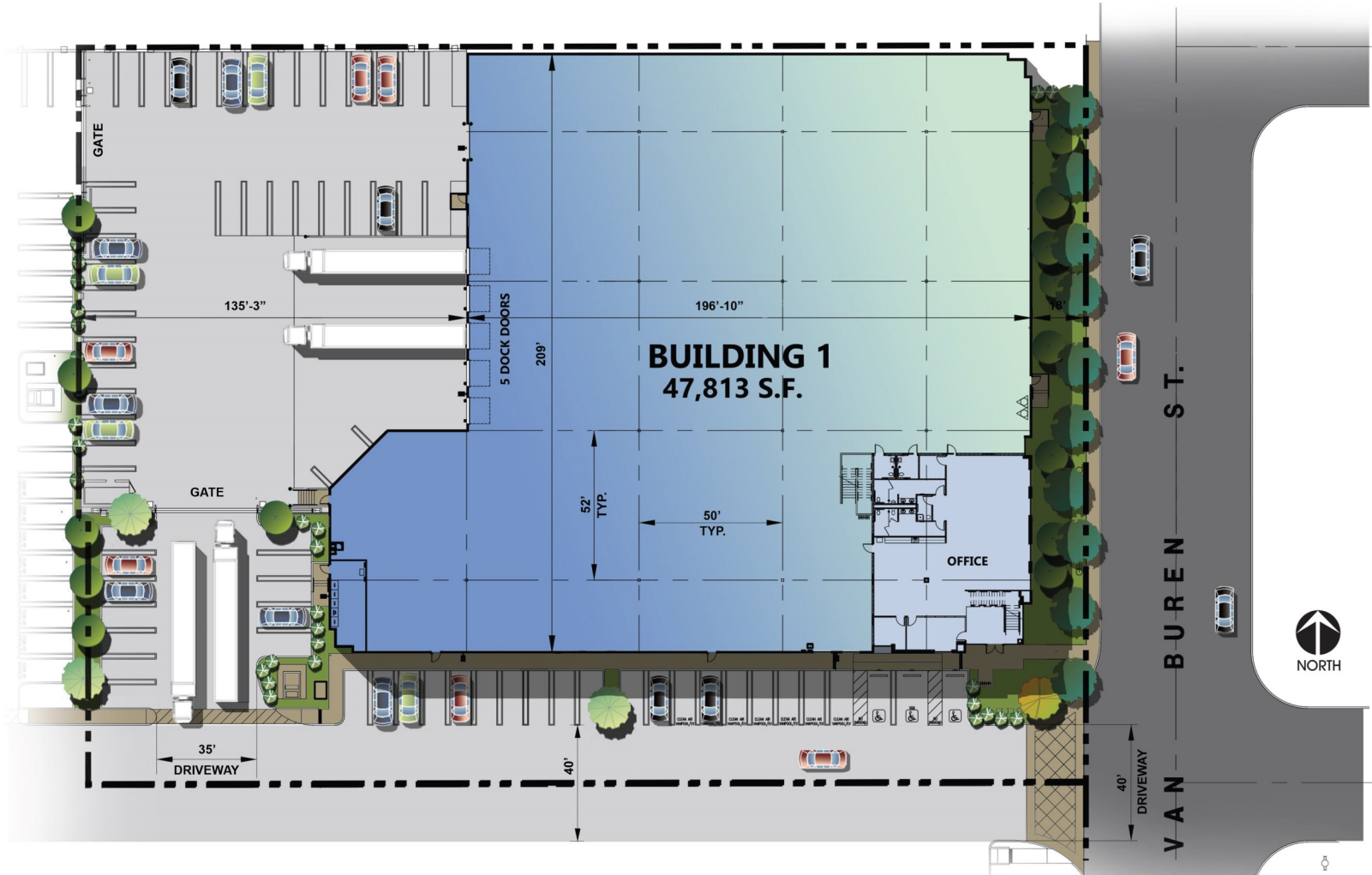


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