

FOR LEASE

FREESTANDING INDUSTRIAL BUILDING: 47,813 SF

711 S. Van Buren Street, Placentia, CA | Building 1

ORANGE COUNTY COMMERCE CENTER



Exclusively Marketed by:

Chris Migliori, SIOR

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CA #00972843

Paul Gingrich

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Owned & Developed by:



In Partnership with:



www.orangecountycommercecenter.com

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PROPERTY FEATURES

- ±47,813 Square Foot Freestanding Building
- ±6,995 Square Feet of Two-Story Executive Office
- 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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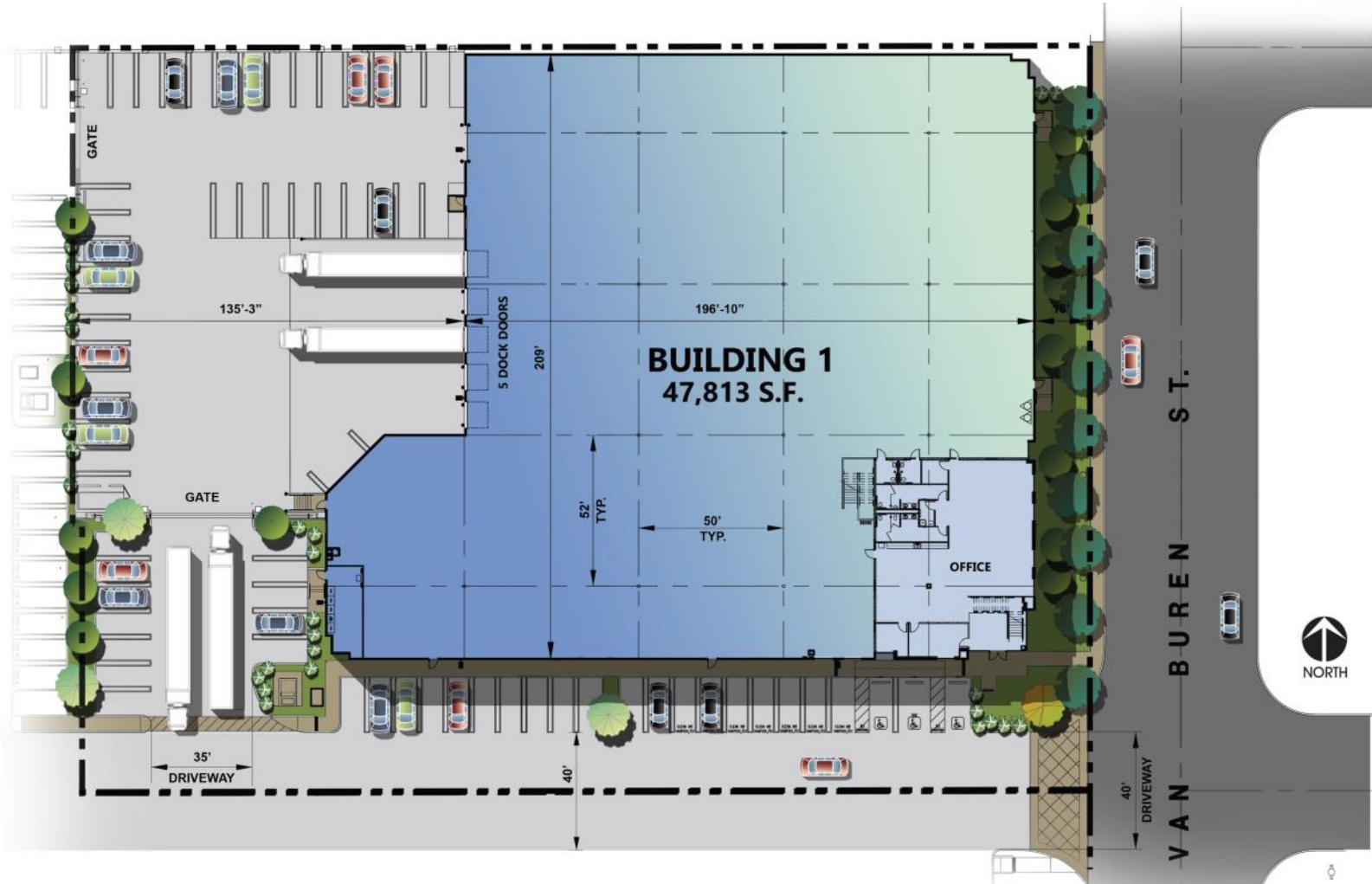
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