






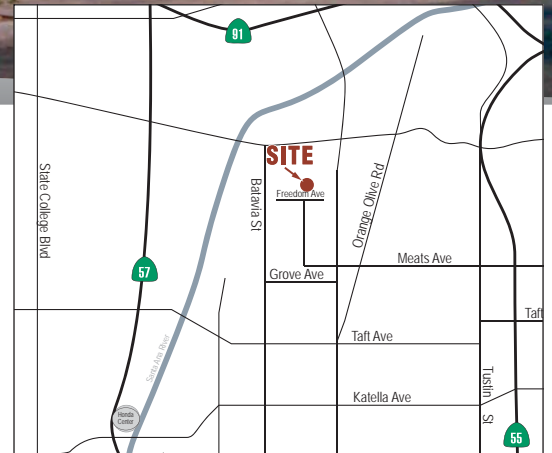
# ±29,500 SF



## AVAILABLE FOR LEASE

### PROPERTY DETAILS:

- POL 92,647 SF Distribution Building
- ± 1,584 Square Feet of Office Space
- 3 Dock High Loading Doors
- 1 Oversized Ground Level Loading Door
- 24' Minimum Warehouse Clear Height
- Fire Sprinklered (.34/2,000)
- Rail Served: Two (2) Rail Doors
- **LARGE FENCED /SECURED YARD AREA**
- 40'x48' Bay Spacing
- 50' Concrete Apron
- Warehouse Restrooms
- Close proximity to the Orange , Costa Mesa , Riverside , Santa Ana , & Garden Grove  Freeways



449 W. FREEDOM AVENUE  
ORANGE, CA

Southern California's Premier  
Real Estate Marketing Team



MITCH ZEHNER  
Executive Vice President  
714.935.2307  
mzehner@voitco.com  
Lic#00882464



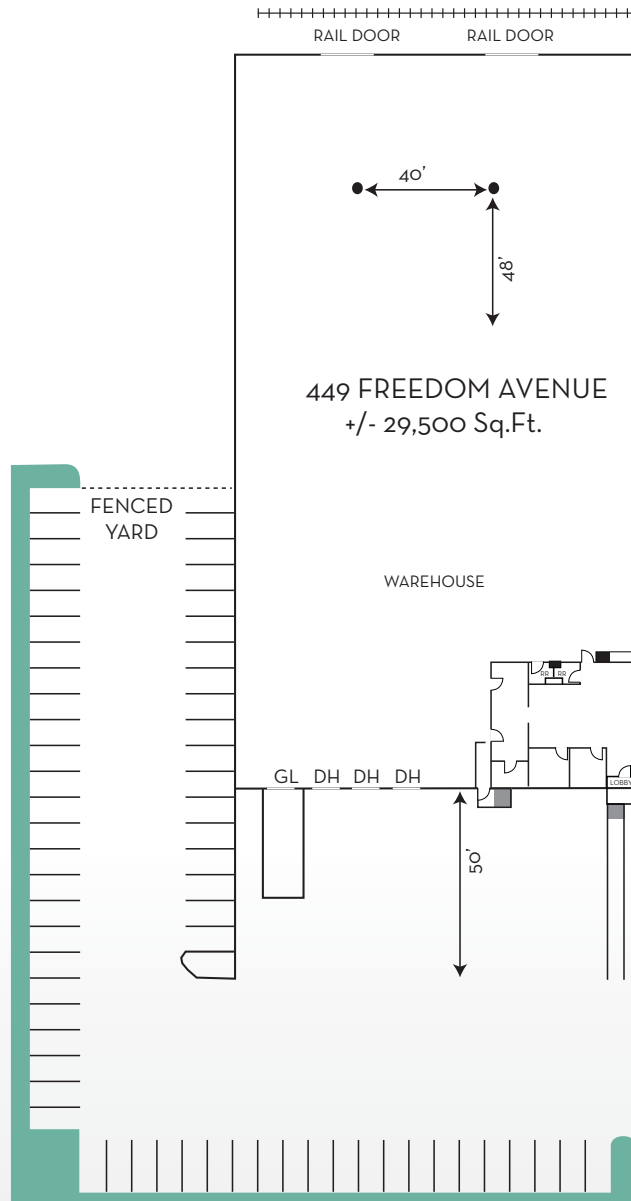
SETH DAVENPORT  
Executive Vice President  
714.935.2376  
sdavenport@voitco.com  
Lic#01413387

**Voit**  
REAL ESTATE SERVICES

THE ZEHNER  
DAVENPORT  
INDUSTRIAL GROUP

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\* Site Plan Not to Scale

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