

Street-Front Warehouse Manufacturing Facility

1636 W. Collins Avenue, Orange



Highlights

- Flexible, free-standing 26,856-square-foot industrial warehouse/manufacturing facility
- 10,742-square-foot corporate office area
- Ample loading with one dock-high and five grade-level loading doors
- High-profile corner location
- Central Southern California location with great access to ports and airports
- Pro-business environment and ample retail amenities
- Immediate access to 5, 57, 22 & 55 Freeways

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Property Detail

- 26,856 total square feet
- 10,742-square-foot corporate office area
- 16,114-square-foot warehouse area
- 1.43-acre land parcel
- ± 3,000-square-foot bonus mezzanine

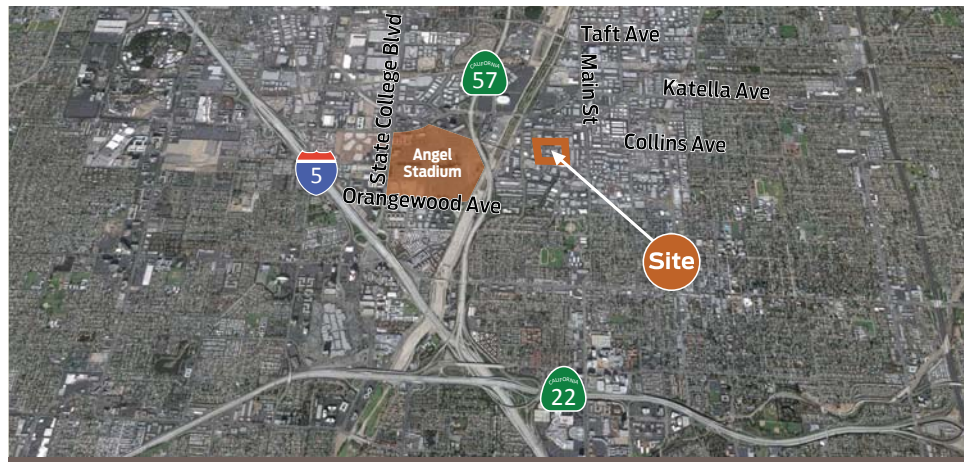
Building Specs

- 18-foot warehouse clearance
- 1 dock-high loading door
- 5 grade-level loading doors
- 1,000 AMP power supply
- Fully sprinklered
- 50 parking stalls with additional street parking
- Secure yard area
- Video, electronics and mechanical security systems
- Drive-around access

Building Features

- Highly-profile corner location
- Flexible office layout
- Free-standing building
- Central, freeway-close North Orange County location

Please note that all measurements are approximate.



AERIAL



LOCATION MAP



LOADING

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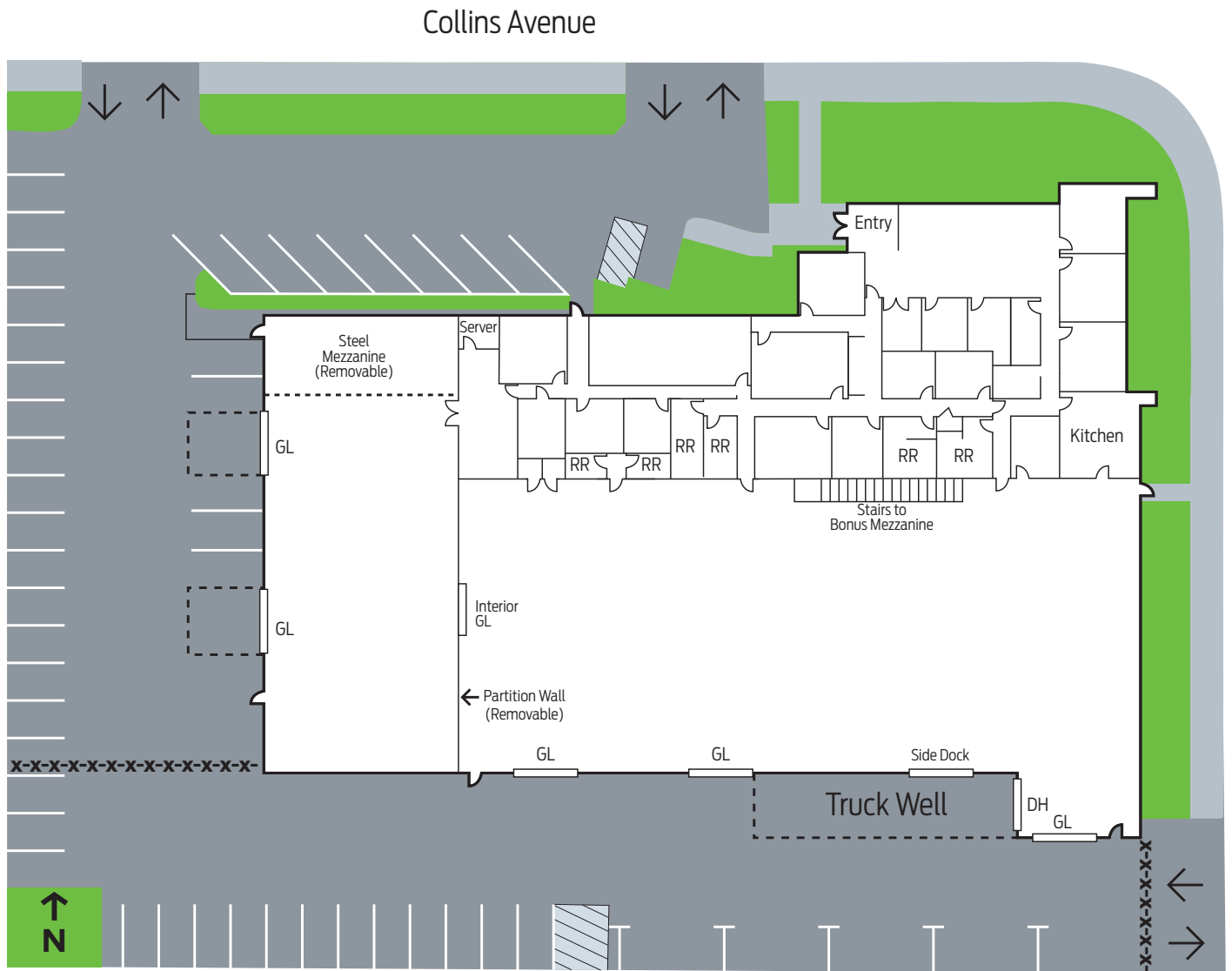


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SITE PLAN



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