

INDUSTRIAL PROPERTY FOR SALE

INDUSTRIAL
AUTO REPAIR
PROPERTY & BUSINESS

**FOR
SALE**

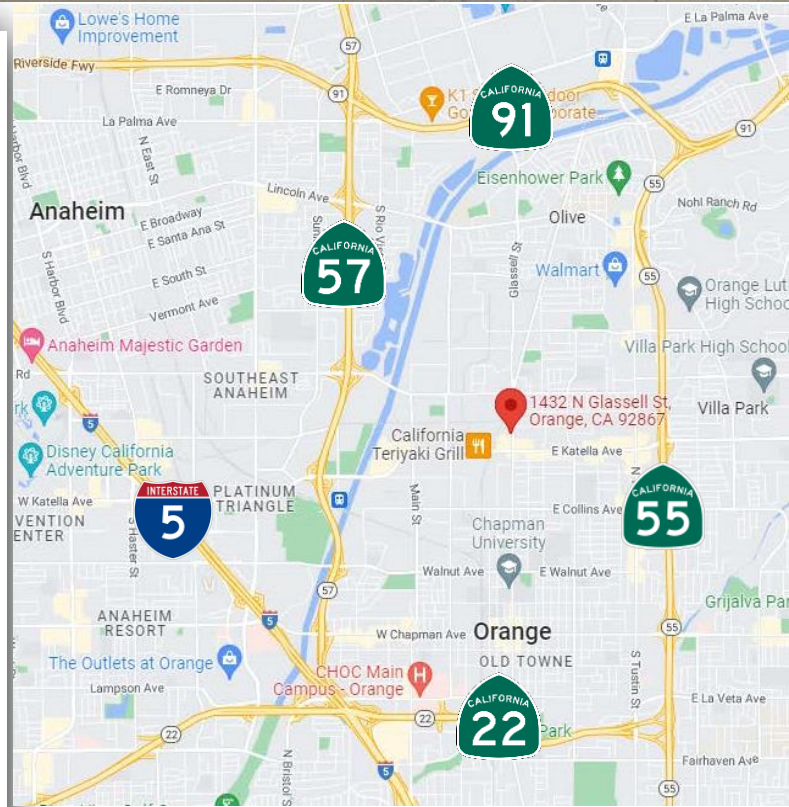
± 4,126 SF on ± 0.40 acres

1432 N. Glassell St.
Orange, CA 92867



PROPERTY FEATURES

- Two (2) Free Standing Buildings ± 4,126 SF on ± 0.40 Acre Lot
- Three (3) Large Offices, Two (2) Large Restrooms, Stock Room and Large Warehouse Space (see floor plan)
- Bonus overhang structure of +/- 1,800 SF (not included in SF)
- Existing Auto Repair Business & Equipment Sold Separately or can be included with the sale (see attached) – in business since 1980
- Large Concrete Fenced Yard
- New Roof & Asphalt in 2019
- M1 Light Manufacturing Zoning (confirm)
- Two (2) Separate 100 Amp Panels (confirm)
- Five (5) Ground Level Doors – 22' x 12' warehouse GL Doors
- Minimum Warehouse Clear Height 14'
- Drive Around Building in Prime Orange Location
- Parking: +/- 12 Stalls in front (add'l parking in yard area)
- 2022 Daily Traffic Count +/- 20,745
- Excellent Access to 55, 57, 5, 22 & 91 Freeways



**Ashwill
Associates**

COMMERCIAL REAL ESTATE

Corp DRE# 01291393

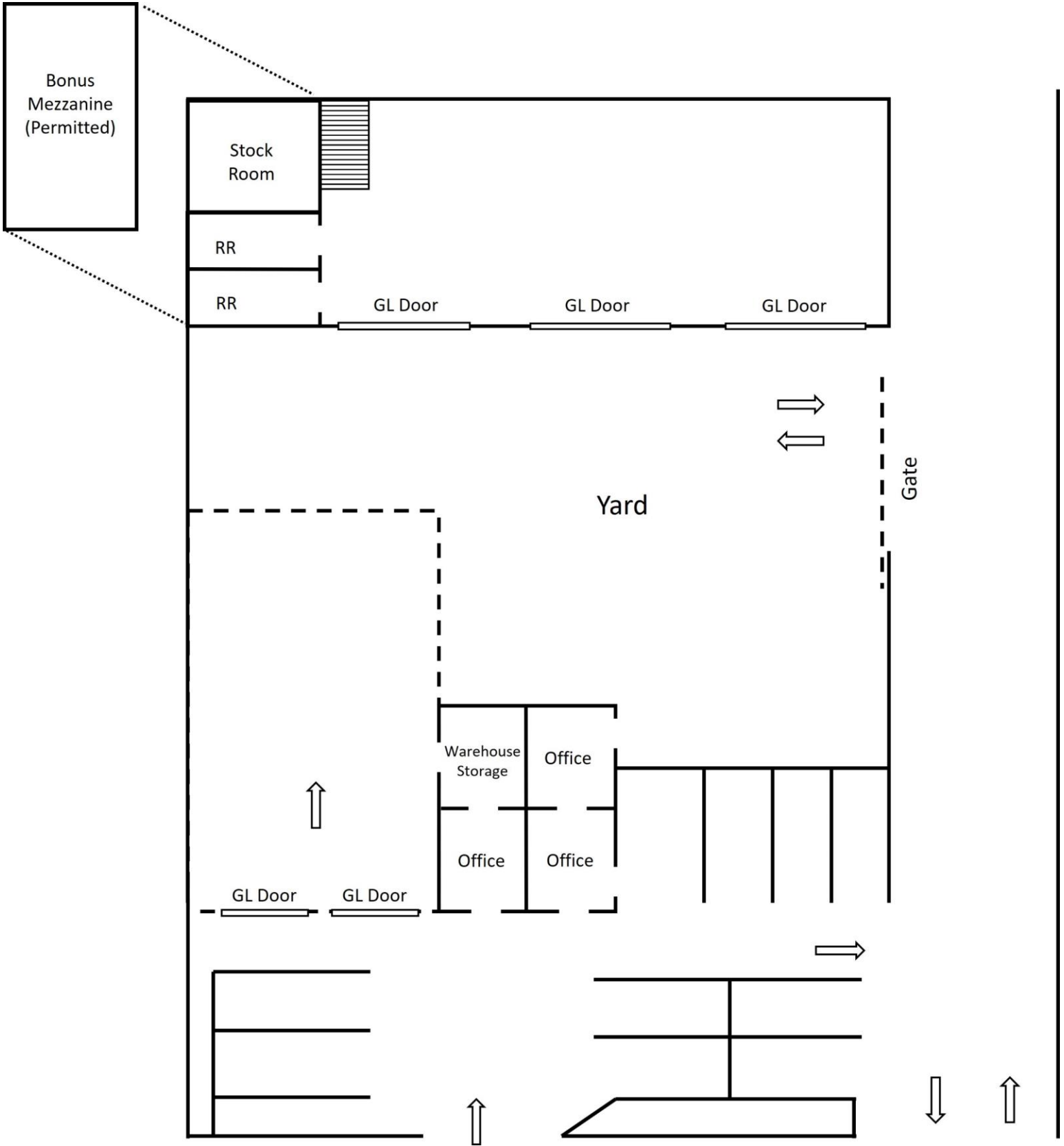
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FLOOR PLAN / SITE PLAN

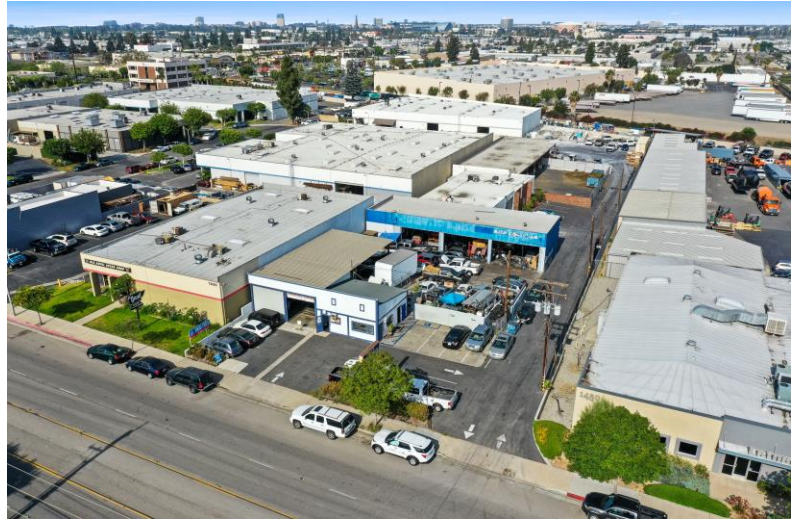
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**Floor Plan Not to Scale*

P H O T O S

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