

1523
&
1547

W STRUCK AVE

ORANGE, CA 92867



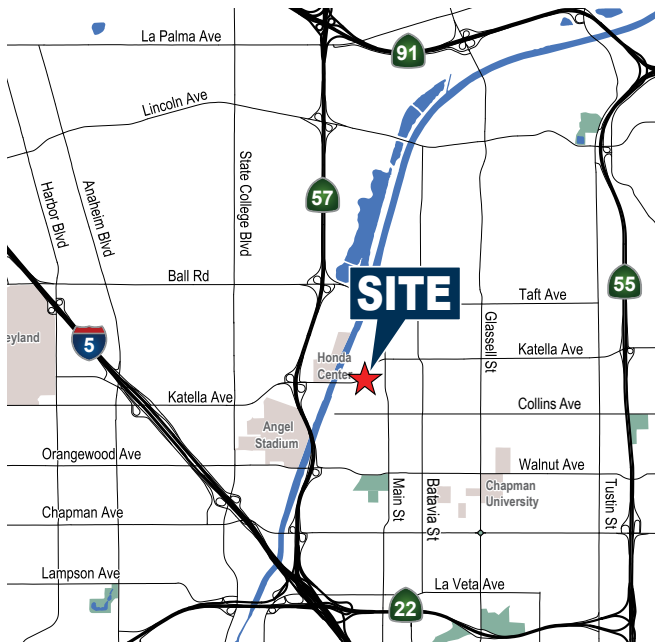
STRUCK BUSINESS PARK INDUSTRIAL SUITES FOR LEASE

FOR ADDITIONAL INFORMATION:

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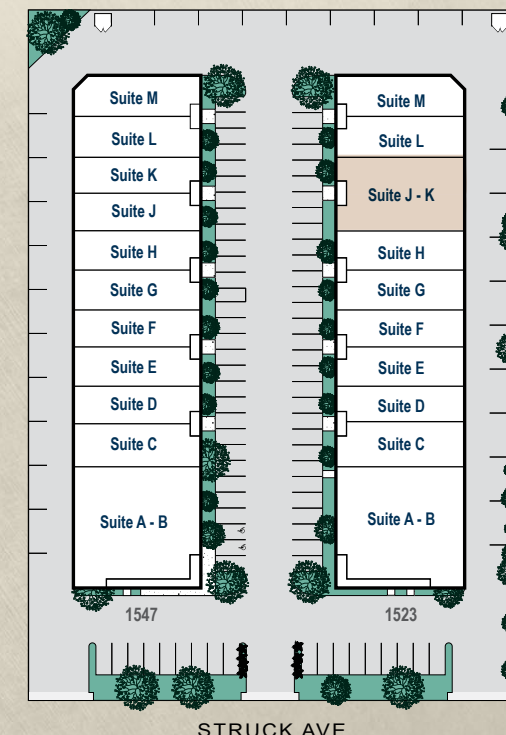


AVAILABILITIES

ADDRESS	TOTAL SIZE ¹	OFFICE SIZE ¹	ASKING RATE PSF	BASE RENT	COMMENTS
1523 W. Struck Avenue					
Suite J/K	±2,933	±661	\$1.60 MG	\$4,693.00	Open office area, conference room, private office, restroom and warehouse with 2 ground level loading doors.

* The monthly CAM (Common Area Maintenance) Fee is approximately \$0.15 per square foot per month

¹ Approximate total and office square footage



Available

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SITE PLAN



Pride of Ownership Asset
Professionally Managed
Business Park



±1,460 - ±4,964 SF
Industrial Units.
(Units can be combined to
accommodate a variety of sizes.)



Functional
Site Loading
and Circulation



14' min.



2:1,000
Ratio



Fire
Sprinklers



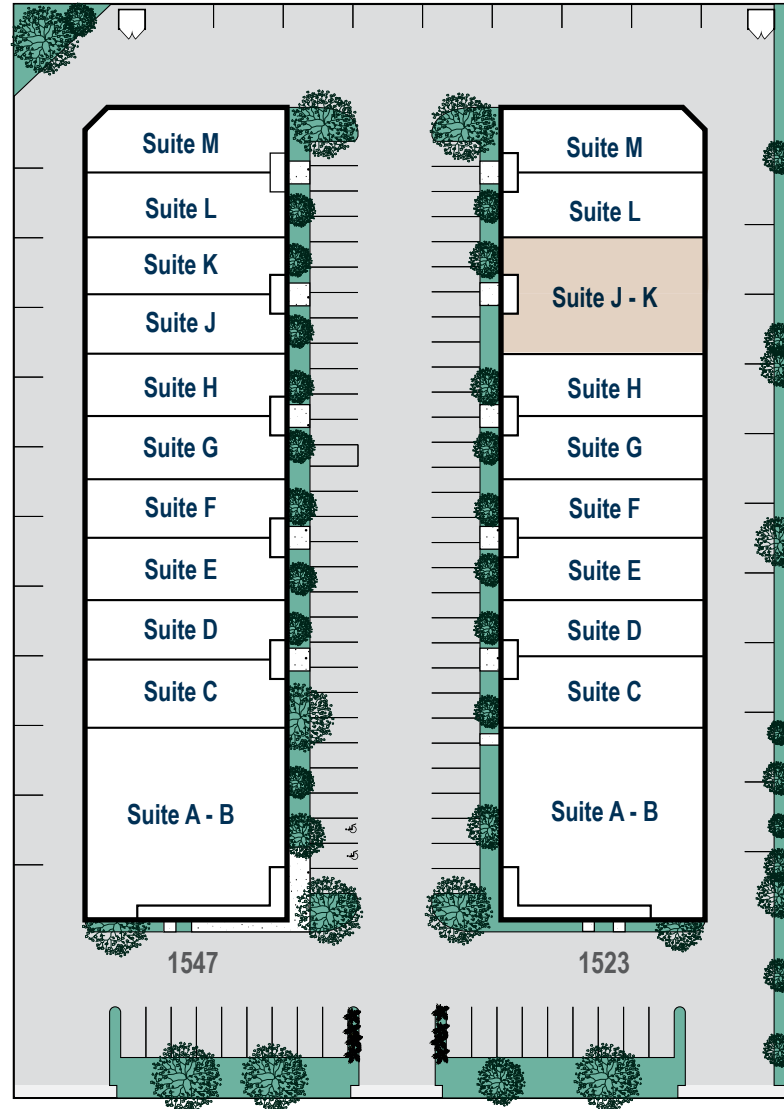
Excellent Access
to Freeways



100 Amps
120/240 Volt Power
3 Phase (Verify)



Close Proximity to
Retail Amenities



* Site plan may not be to scale.

STRUCK AVE

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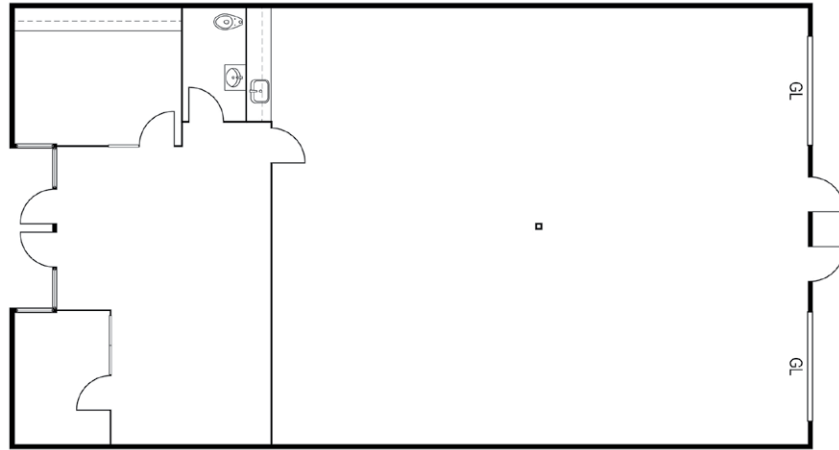
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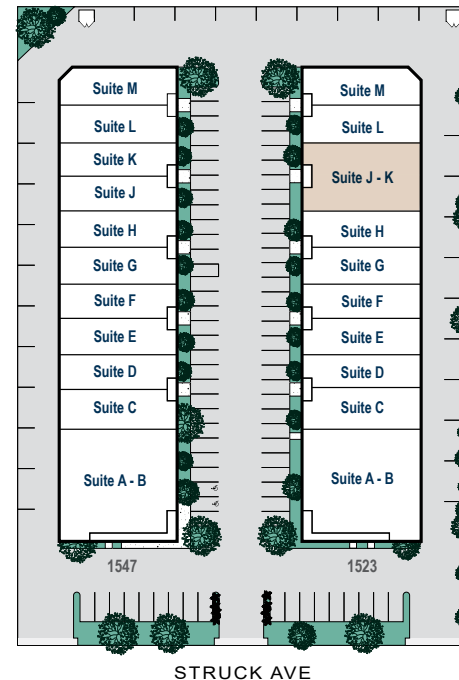
1523 W. STRUCK AVENUE – SUITE J/K



* Site plan and floor plans may not be to scale.

UNIT FEATURES:

- ±2,933 Total Square Feet
- ±661 Sq. Ft. of Office
- Private Office
- Conference Room
- Kitchenette
- One (1) Restroom
- Two (2) 10' x 10' Ground Level Loading Door
- 14' Minimum Warehouse Clearance
- ±100 Amps, 120/240 Volt Power, 3 Phase (Verify)
- Fire Sprinklers
- Drive Around Building
- 2:1,000 Parking Ratio (2 spaces per 1,000 Sq. Ft. Leased)



±2,933 SF



±661 SF



14'
MIN.



100 AMPS (VERIFY)



FIRE SPRINKLERS



2 GL

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AMENITIES AERIAL



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