



**FOR LEASE**

**15,000 Sq. Ft. Industrial Unit  
with Truckwell**

**FEATURES:**

**OFFICE FEATURES:**

- 2,338 Sq. Ft. Office
- Heated & Air Conditioned

**WAREHOUSE FEATURES:**

- 600 Amps, 277/480 Volts, 3 Phase
- 18' Clearance
- Ground Level Truck Door
- Exterior Truck Well
- Fire Sprinklers Throughout
- 3 Restrooms & Lunch Area
- Skylights

**OTHER FEATURES:**

- M-1 Zone
- Exterior Security Lighting
- 30 Car Parking Lot



**1831 W. Sequoia Ave., Orange, CA 92868**



This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

**FOR FURTHER  
DETAILS:**

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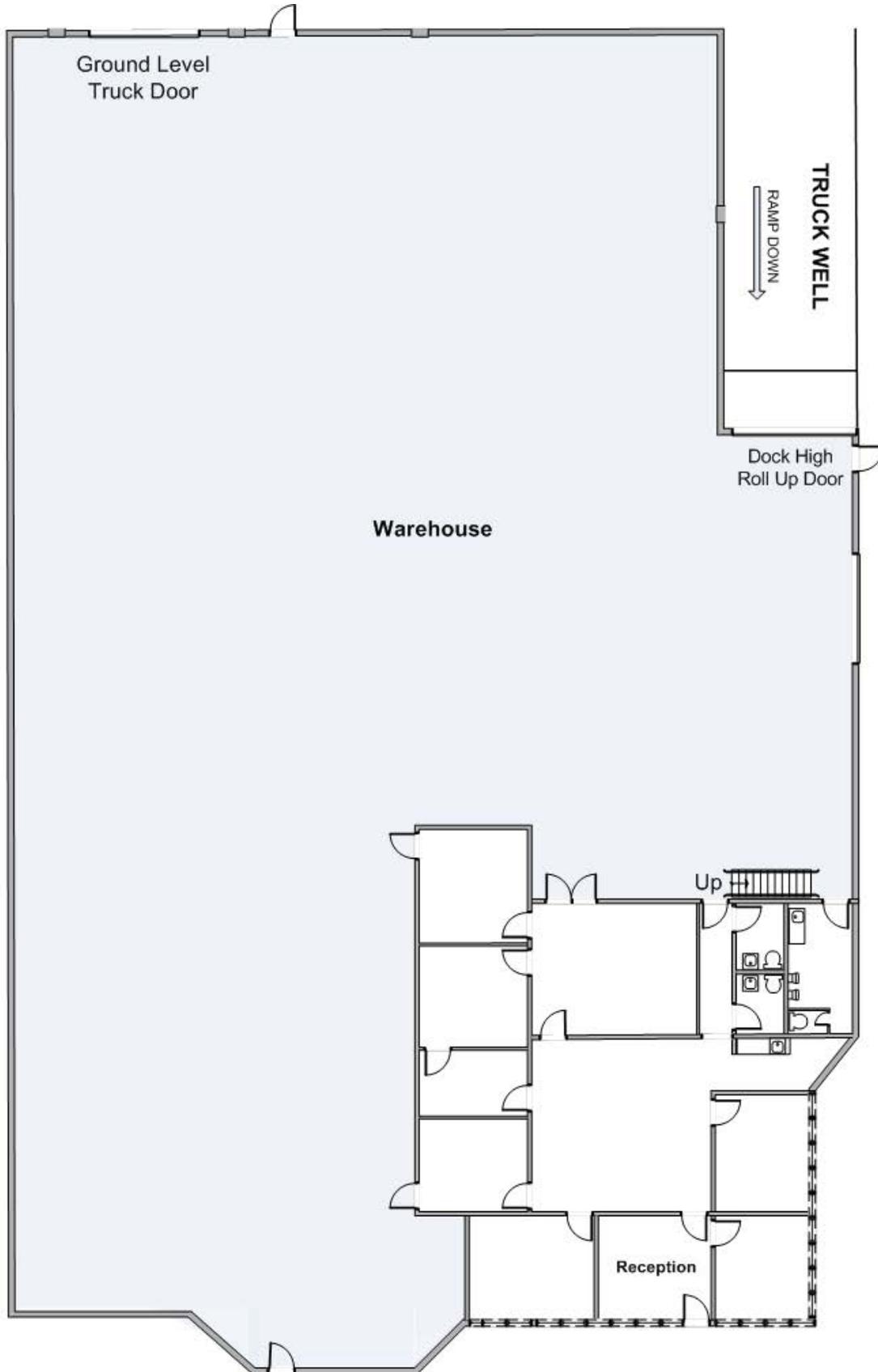
For additional information  
Visit our Website at [www.TricoRealty.com](http://www.TricoRealty.com)



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