

# 735 W ORANGETHORPE AVE, PLACENTIA, CA



**FOR SALE**

15,647 SF Freestanding Industrial



# PROPERTY SUMMARY



## CONTACT INFORMATION:

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President

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CA DRE# 01247695

## ZONING:

The property is located within SP-5 (Parcel 11), which permits a wide range of commercial uses including motor vehicle dealerships, hospitality, general retail, financial, office, medical, and restaurant uses.

Industrial and manufacturing uses may also be accommodated, subject to City approval through a Use Conformity Determination (UCD). This provides additional flexibility for owner-users seeking to operate industrial businesses within the property.

## PROPERTY DESCRIPTION:

735 W Orangethorpe Avenue offers a highly functional industrial facility in the heart of the Placentia / North Orange County submarket. The property features approximately ±2,687 SF of dedicated office space, complemented by a well-balanced warehouse component with 16' clear heights and two (2) drive-in doors, providing flexibility for a wide range of users.

The site is designed to efficiently support both office and warehouse operations, with on-site parking that accommodates employees as well as loading and unloading at the building's drive-in doors. The layout allows for smooth circulation of light trucks and service vehicles—an increasingly rare and valuable feature in North Orange County's infill industrial market.

## PROPERTY HIGHLIGHTS:



15,647 SF Freestanding Industrial



16' Clear Heights



+/- 2,687 SF Office Space



Private Parking Lot



Two Ground Level Drive-Ins



Immediate Access to 91 and 55 Fwy

# PROPERTY PHOTOS

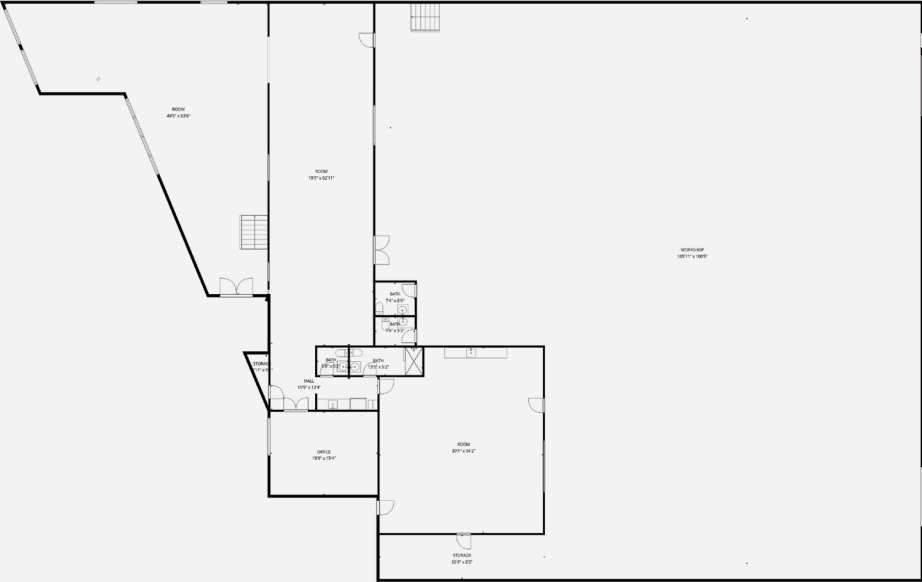


# PROPERTY PHOTOS

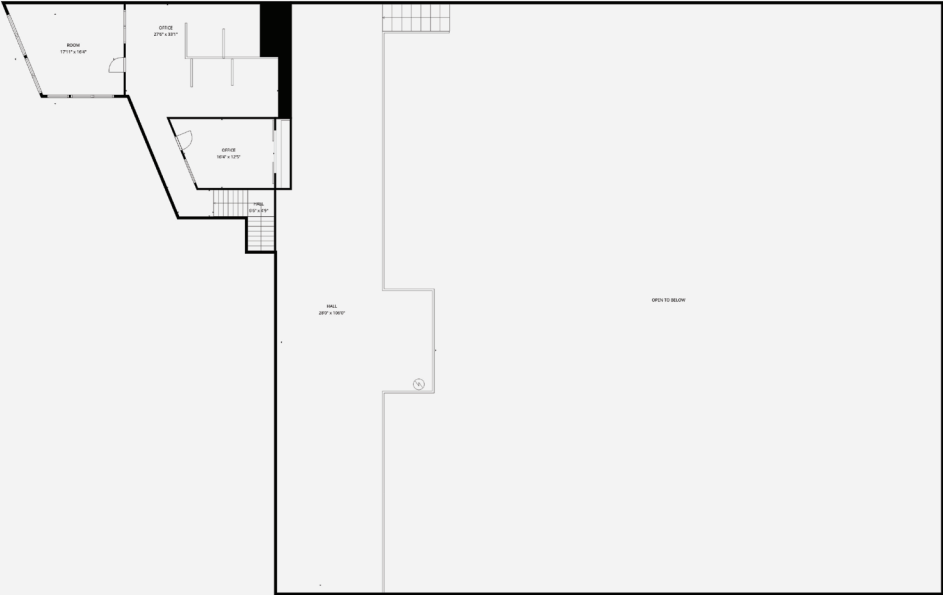


# FLOOR PLAN

## 1st Floor Plan



## 2nd Floor Plan



# AERIAL PHOTO



**735 W ORANGETHORPE AVE,  
PLACENTIA, CA 92870**

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