



FOR LEASE

7345 / ORANGEWOOD AVENUE

ADVANCED-MANUFACTURING-GRADE REAL ESTATE IN THE HEART OF SPACE BEACH.

±75,911 SF

TOTAL · FREE-STANDING · EXPANDABLE

Heavy Power

EXPANDABLE UTILITY

Secured Access

DRIVE-THROUGH SECURED YARD

±9,400 SF

CORPORATE-GRADE OFFICE

7345 ORANGEWOOD AVE

PROPERTY HIGHLIGHTS

BUILT FOR PRECISION.

What makes 7345 Oranewood different for aerospace and advanced-manufacturing tenants — the building envelope, the yard and loading, and the corporate-quality presence, in one property.

POWER & INFRASTRUCTURE 01

Expandable 2,000 Amps - Scalable utility service

24' clear Sized for assembly, machining & light manufacturing.

48' x 48' Column spacing — open, usable floor plate.

303' depth Free-standing footprint, single-tenant use.

Fully sprinklered Code-current life-safety.

YARD & LOADING 02

Dual-gate Automatic rolling gates on both sides

Fully striped Secured 4-acre lot doubles as additional parking today

3 DH + 1 GL Right-sized loading for manufacturing

Bonus bldg Separate masonry structure in yard — storage, shop, or maintenance.

CORPORATE & WORKFORCE 03


±6,400 SF High-image office — built as a corporate campus.

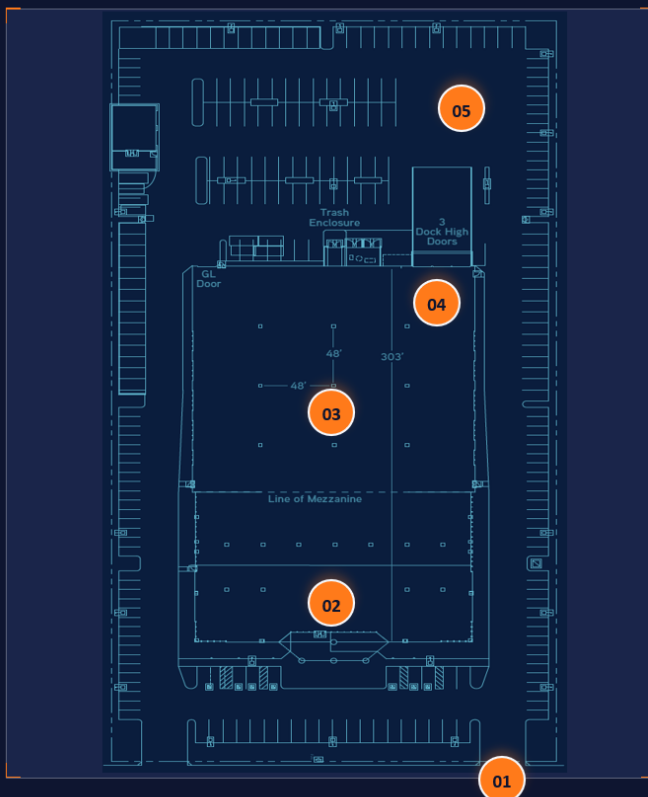
4.00 / 1,000 Parking ratio - 300 stalls to support large skilled labor presence

High-image Extensive window-line — institutional-quality presentation.

OC labor pool Dense aerospace/machining workforce

HOW THE BUILDING / WORKS.

NORTH 



ILLUSTRATIVE — VERIFY INDEPENDENTLY

- 01 ARRIVAL ORANGEWOOD FRONTAGE**
 Visitor and employee parking fronts the building along Oranewood Ave. High-image glass façade with covered entry covered entry canopy — a corporate-quality first impression, rare for an industrial asset.
- 02 OFFICE ± 9,400 SF · TWO-STORY LOBBY**
 Built to corporate standards. Extensive window-line, institutional finishes — ready for engineering, executive, and program-management teams.
- 03 MANUFACTURING FLOOR ± 66,500 SF · 24' CLR · 48'x48'**
 Open manufacturing / assembly area. 303' clear depth, fully sprinklered, mezzanine prep for expansion. Expandable utility service with headroom for heavy-power users.
- 04 LOADING 3DH · 1 GL**
 Right-sized for aerospace / advanced-manufacturing flow — inbound raw material, outbound finished goods, plus oversized-equipment moves via grade-level.
- 05 SECURED YARD DUAL-GATE · BONUS STRUCTURE**
 Fully-fenced yard with automatic rolling gates on both sides — drive-through truck circulation, no backing. Fully striped for additional parking (zero capex). Includes a separate masonry structure for bonus shop, storage, or maintenance space with power.

7345 ORANGEWOOD AVE

PROPERTY THE BUILDING.

CORPORATE ENTRY · AERIAL VIEWS



CORPORATE ENTRY · HIGH-IMAGE GLASS, COVERED CANOPY

AERIAL WEST · DENSE OC INDUSTRIAL ECOSYSTEM



AERIAL SE · REAR YARD & LOADING

7345 ORANGEWOOD AVE

POSITIONING

ADVANCED-MANUFACTURING- GRADE REAL ESTATE IN THE HEART OF **SPACE BEACH.**

7345 Oranewood delivers a rare combination for aerospace, defense, and advanced-manufacturing users: a **corporate-quality office build-out**, **expandable heavy power**, and a **fully secured drive-through yard** — all on a free-standing ±75,911 SF footprint in the center of Orange County's advanced-manufacturing corridor. Originally built as a Fortune 500 corporate campus, the building presents with institutional image and workforce amenity — then opens to a high-functioning manufacturing floor with 48' × 48' column spacing, dock-high and grade-level loading, and a dual-gate secured yard that doubles as additional parking.

// BUILT FOR

01 PRECISION MACHINING & CNC

5-axis, hard-metal, fracture-critical structures.

02 ASSEMBLY & INTEGRATION

Aerospace sub-assemblies, cabin systems, avionics.

03 SPACE & NEW AEROSPACE

Launch, propulsion, spacecraft components.

04 R&D + LIGHT MFG

Engineering-heavy teams with production capacity.

05 DEFENSE SUPPLY CHAIN

Tier 1–3 prime-qualified suppliers.

06 ADVANCED INDUSTRIAL

Medtech, EV, semiconductor-adjacent users.

±75,911
SF

FREE-
STANDING

CORPORATE-
QUALITY OFFICE

EXPANDABLE
POWER

DUAL-GATE
SECURED YARD

7345 ORANGEWOOD AVE · GARDEN GROVE, CA 92841

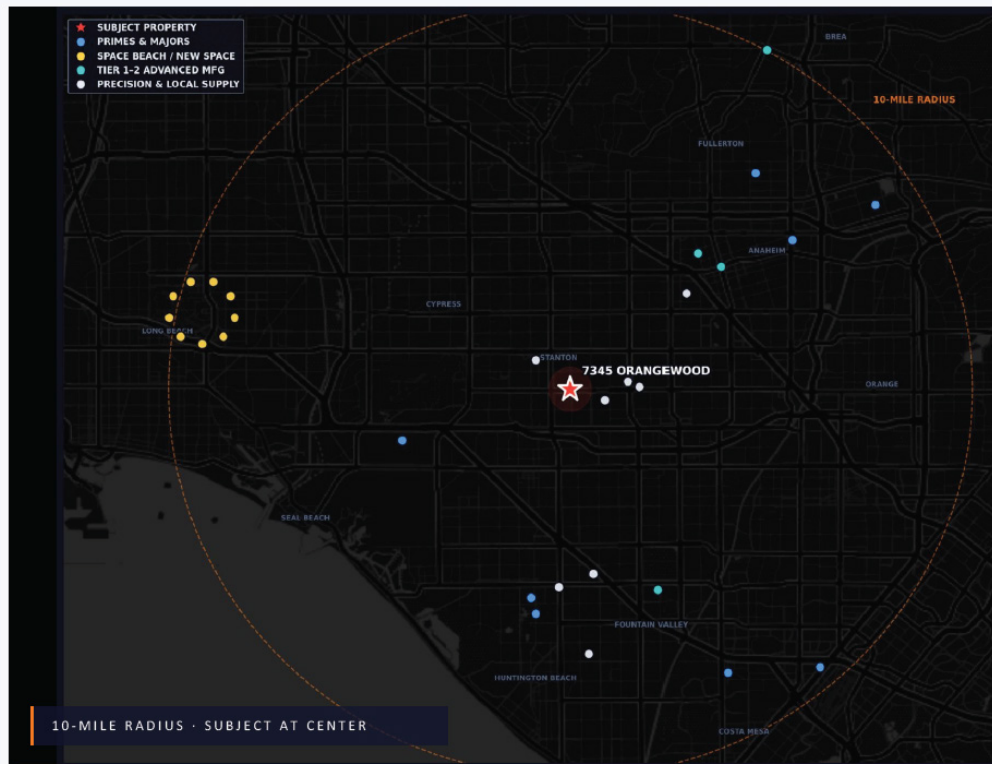


7345 ORANGEWOOD AVE

LOCATION

IN THE HEART OF SPACE BEACH.

30+ major aerospace, defense, and advanced-manufacturing employers within a 10-mile radius. Orange County's labor shed reaches from Long Beach's new-space cluster through Anaheim's tier-1 supply chain to the Garden Grove precision corridor.



PRIMES & MAJORS

Boeing	SEAL BEACH
Boeing	HUNT. BEACH
RTX / Raytheon	FULLERTON
Collins Aerospace	ANAHEIM
Northrop Grumman	ANAHEIM
Karman Space & Defense	HUNT. BEACH
Safran Cabin	COSTA MESA
Ducommun	COSTA MESA

SPACE BEACH / NEW SPACE

Rocket Lab USA	LONG BEACH
Relativity Space	LONG BEACH
Vast	LONG BEACH
SpinLaunch	LONG BEACH
True Anomaly	LONG BEACH
Voyager	LONG BEACH
JetZero	LONG BEACH
Ampaire	LONG BEACH
PCX Aerosystems	LONG BEACH

TIER 1-2 ADVANCED MFG

RAVE Aerospace (Safran)	BREA
Kingston Technology	FNTN. VALLEY
Align Precision	ANAHEIM
Verus Aerospace	ANAHEIM
Gear Manufacturing	ANAHEIM

PRECISION & LOCAL SUPPLY

ABC Sheet Metal	ANAHEIM
Aerodyne Precision	HUNT. BEACH
Aerodynamic Engr.	HUNT. BEACH
Alexander's Precision	HUNT. BEACH
Aero Dynamic Mach.	GARDEN GROVE
Precision Aeroform	GARDEN GROVE

// DRIVE TIMES

5 MIN
I-22 / I-405

10 MIN
LONG BEACH APT

15 MIN
PORT OF LONG BEACH

20 MIN
PORT OF LA

25 MIN
JOHN WAYNE APT

35 MIN
LAX

SOURCE: COMPANY PUBLIC SITES & OC BUSINESS JOURNAL. TENANT LOCATIONS APPROXIMATE; VERIFY INDEPENDENTLY.

CUSHMAN & WAKEFIELD
GARDEN GROVE · CALIFORNIA · 92841



FOR LEASE · EXCLUSIVELY REPRESENTED BY

7345 ORANGEWOOD AVE.

GARDEN GROVE, CA 92841 • ±75,911 SF • FREE-STANDING • ADVANCED MANUFACTURING

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