

# 732 & 740 W. GROVE AVENUE

Contractor's Yard | Orange, CA

FOR SALE  
1.56 ACRES



FOR MORE INFORMATION,  
CONTACT:

732 & 740 W. Grove Avenue, Orange | **CONTRACTOR'S YARD**

**ANTHONY GONZALEZ**

C: (562) 754-6524

T: (562) 296-1311

agonzalez@incocommercial.com

DRE Lic. 02052380

**STEVE JONES**

T: (714) 636-9800

steve@olympiacorp.net

DRE Lic. 01841959

## PROPERTY OVERVIEW



SALE PRICE: \$7,000,000

ADDRESS: 732 & 740 W. Grove Avenue, Orange

OFFICE BUILDING SIZE: 1,256 SF

FLEX BUILDING SIZE: 2,880 SF

TOTAL LOT SIZE: 1.56 AC

ZONING: M2: Industrial Manufacturing

LAND USE: LI: Light Industrial  
1.0 FAR (3 story ht. limit)

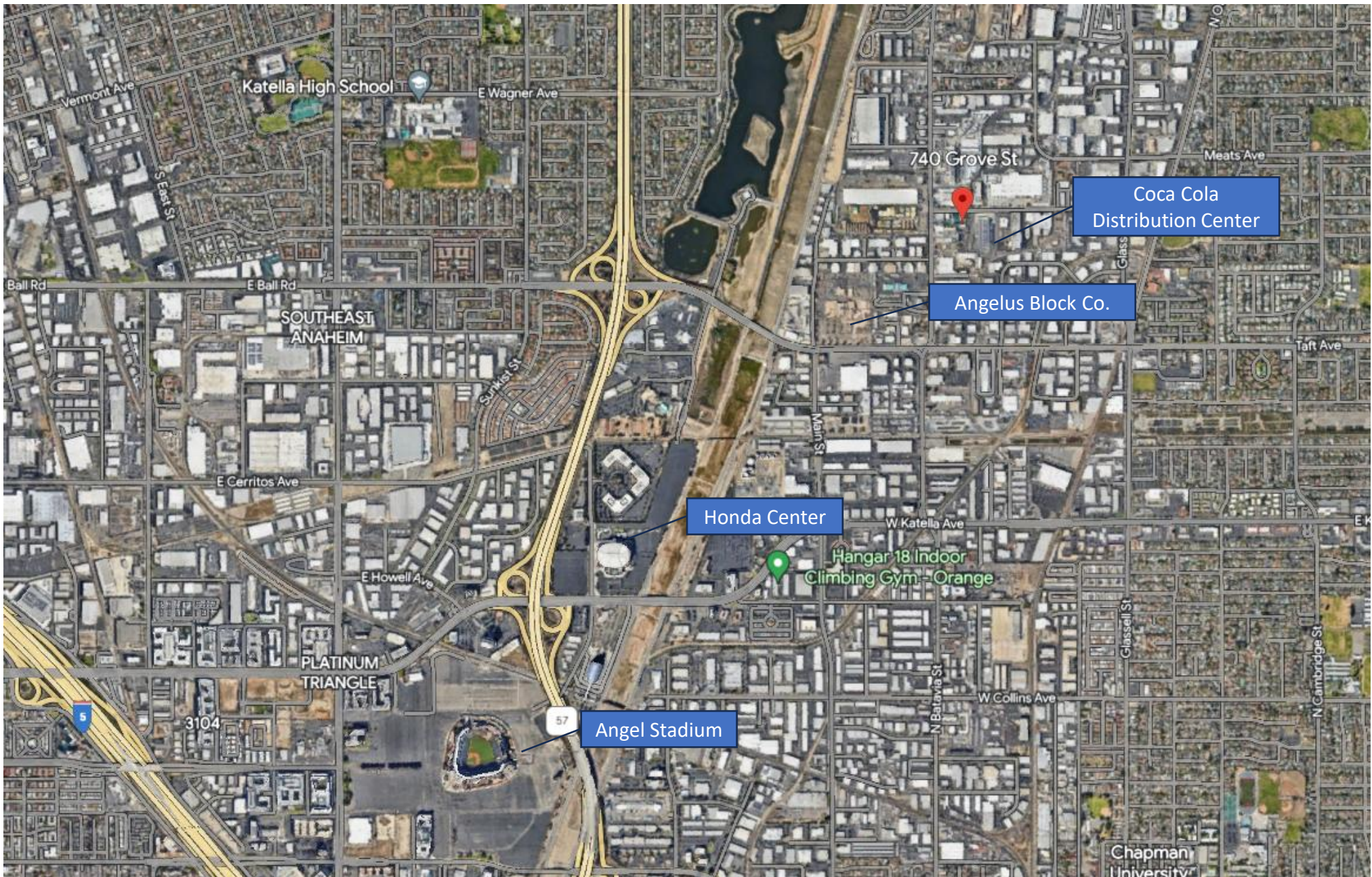
### FEATURES:

- Large approx. 67,872 sq. ft. contractors' yard
- Great access to the 57 and the 5 freeways
- Located next door to a Coca Cola bottling and distribution center
- Zoned M-2 and has a land use code of Light Industrial
- Front Office Building is approximately 1,256 SF with an approximate 2,880 sq. ft. Industrial building on site.



**732 & 740 W. Grove Avenue, Orange | CONTRACTOR'S YARD**

*This information contained herein was obtained from third parties and has not been independently verified By real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soil drainage or other such matters.*



**732 & 740 W. Grove Avenue, Orange | CONTRACTOR'S YARD**

*This information contained herein was obtained from third parties and has not been independently verified By real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soil drainage or other such matters.*

## CONTACT EXCLUSIVE AGENTS:



ANTHONY GONZALEZ

M: (562) 754-6524

T: (562) 296-1311

agonzalez@incocommercial.com

DRE Lic. 02052380



STEVE JONES

T: (714) 636-9800

steve@olympiacorp.net

DRE Lic. 01841959

732 & 740 W. Grove Avenue, Orange | CONTRACTOR'S YARD

*This information contained herein was obtained from third parties and has not been independently verified By real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soil drainage or other such matters.*