

# FOR SALE

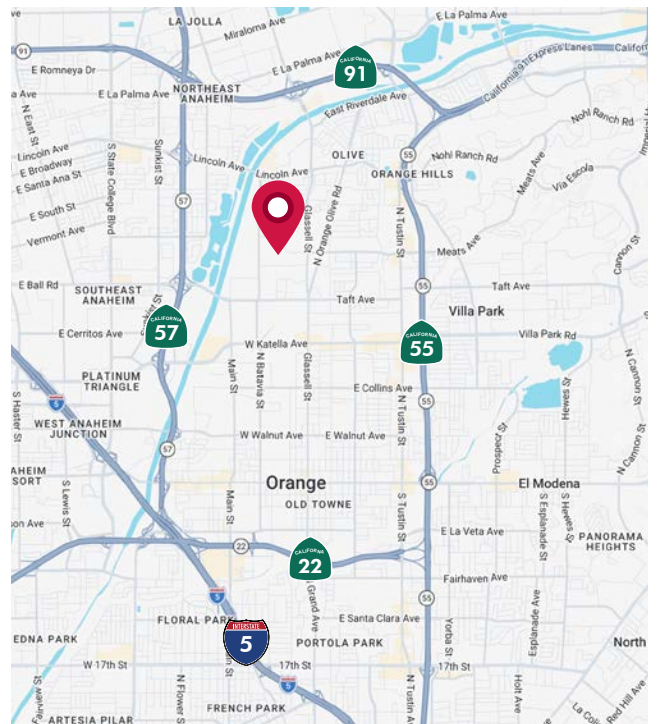
432 W MEATS AVE, ORANGE

±4,900 SF INDUSTRIAL CONDO



## PROPERTY FEATURES

- ±4,900 SF Industrial Condo
- ±1,500 SF High-Image Office Space
- ±242 SF Bonus Office Mezzanine
- Three (3) Restrooms
- 16' Warehouse Clearance
- Freespan Warehouse
- Two (2) Ground Level Loading Doors - 12' x 12'
- 400 Amps 120/208V 3ph4w
- 2.7:1 Parking Ratio
- Built in November 2006
- Fully Fire Sprinklered (0.17 GPM/3,000 SF)
- Central Freeway Access the 55, 91, 57, 5, and 22
- HOA: \$630/Month
- **Asking Price: \$2,100,000**



DALE CAMERA  
Senior Vice President  
License ID# 01313921  
949.790.3132  
dcamera@leeirvine.com

JASON HELMICK  
Senior Vice President  
License ID# 01786729  
949.790.3119  
jhelmick@leeirvine.com

ZACH SCHWANER  
Senior Vice President  
License ID# 02009623  
949.790.3159  
zschwaner@leeirvine.com

DYLAN DAVEY  
Associate  
License ID# 02219560  
949.790.3162  
ddavey@leeirvine.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

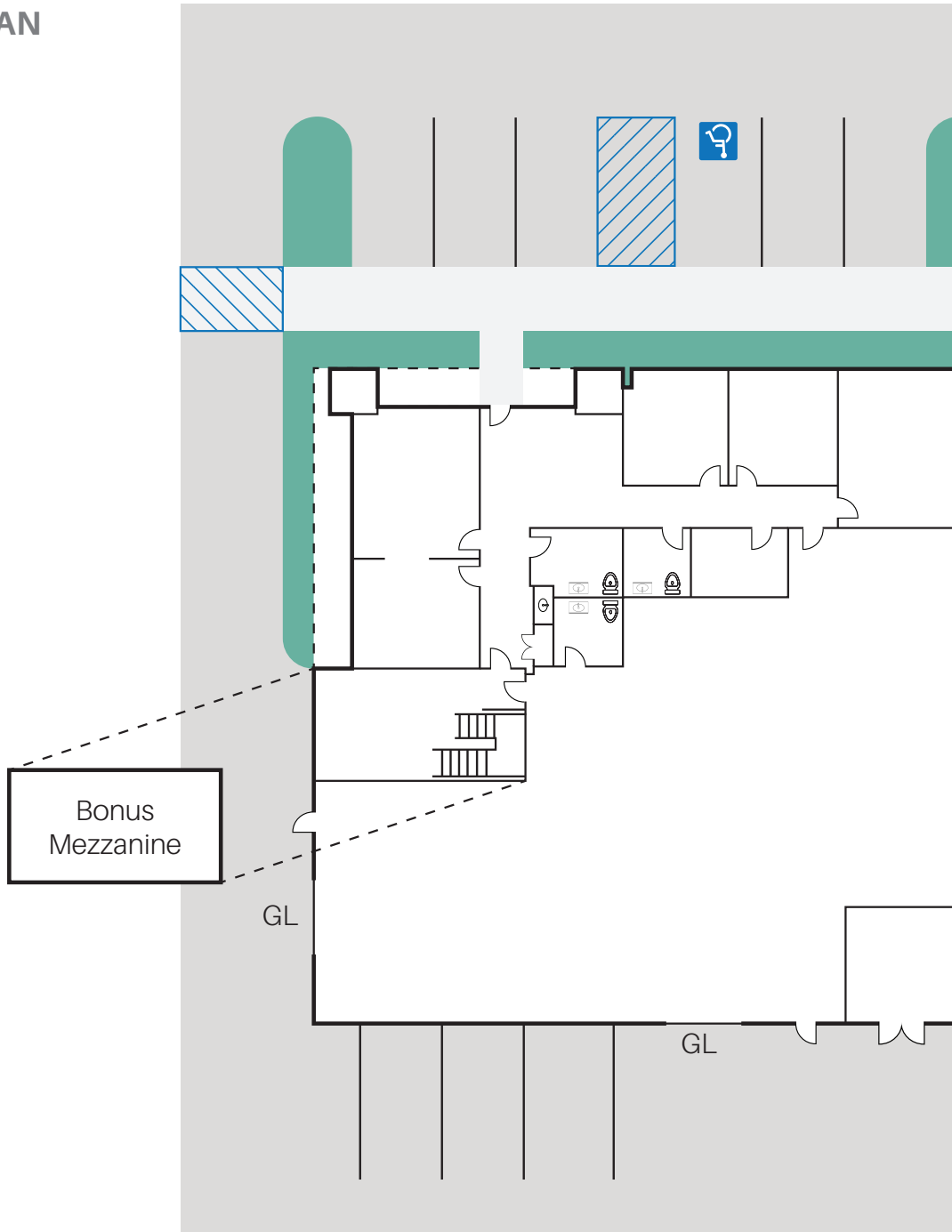
**ORANGE COUNTY INDUSTRIAL**

# FOR SALE

432 W MEATS AVE, ORANGE

±4,900 SF INDUSTRIAL CONDO

## SITE PLAN



\*Floorplan & dimensions not to scale.

**DALE CAMERA**  
Senior Vice President  
License ID# 01313921  
949.790.3132  
dcamera@leeirvine.com

**JASON HELMICK**  
Senior Vice President  
License ID# 01786729  
949.790.3119  
jhelmick@leeirvine.com

**ZACH SCHWANER**  
Senior Vice President  
License ID# 02009623  
949.790.3159  
zschwaner@leeirvine.com

**DYLAN DAVEY**  
Associate  
License ID# 02219560  
949.790.3162  
ddavey@leeirvine.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ORANGE COUNTY INDUSTRIAL**

# FOR SALE

432 W MEATS AVE, ORANGE

±4,900 SF INDUSTRIAL CONDO

## PROPERTY PHOTOS



DALE CAMERA  
Senior Vice President  
License ID# 01313921  
949.790.3132  
dcamera@leeirvine.com

JASON HELMICK  
Senior Vice President  
License ID# 01786729  
949.790.3119  
jhelmick@leeirvine.com

ZACH SCHWANER  
Senior Vice President  
License ID# 02009623  
949.790.3159  
zschwaner@leeirvine.com

DYLAN DAVEY  
Associate  
License ID# 02219560  
949.790.3162  
ddavey@leeirvine.com

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ORANGE COUNTY INDUSTRIAL**