



1700

N MAIN STREET

ORANGE, CALIFORNIA

±26,100 SF INDUSTRIAL BUILDING ON ±1.5 AC

FOR SALE IN ORANGE

HIGH-END SHOWROOM | MAJOR STREET FRONTAGE | FENCED & SECURED YARD

CBRE

1700 N Main Street delivers: a signalized corner location at one of North Orange County's most trafficked intersections, with four-freeway access to the 57, 55, 22, and 91 — and a fully remodeled, customer-facing showroom right on Main Street. 1700 Main is Ideal for a business that depends on visibility, accessibility, and the ability to receive and ship product efficiently. The 26,100 SF freestanding facility sits on 1.50 acres zoned M2, with 1,200 amps of heavy power, four dock-high positions, a large secured yard, and ±7,000 SF of office and showroom space.



LARGE FENCED YARD
WITH MULTIPLE POINTS
OF INGRESS/EGRESS



HEAVY POWER
1,200 AMPS
277-480V



DOCK-HIGH
LOADING WITH
DRIVE-IN ACCESS



PROPERTY HIGHLIGHTS



±26,100 SF
FREESTANDING
INDUSTRIAL BUILDING
ON ±1.50 AC



±7,000 SF
OFFICE /
SHOWROOM
AREA



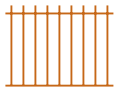
FOUR (4)
DOCK-HIGH
POSITIONS



ONE (1)
GRADE-LEVEL
RAMP



22' MINIMUM
WAREHOUSE
CLEARANCE



LARGE FENCED
YARD AREA



1,200 AMPS
277/480V HEAVY
POWER



±69 PARKING
SPACES
(2.64/1,000 SF)



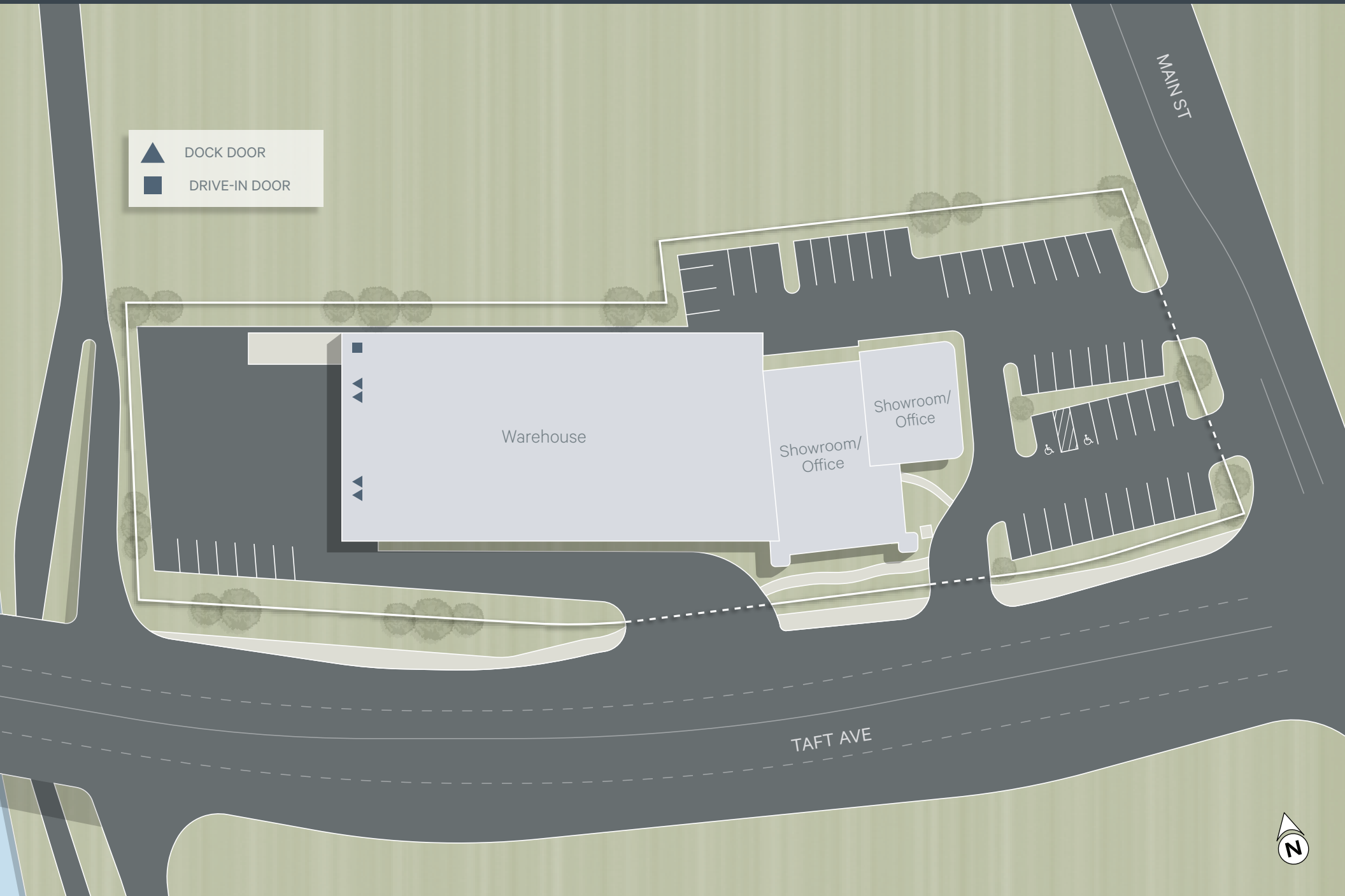
M2 ZONING
ALLOWING A
WIDE VARIETY OF
INDUSTRIAL USES



CLOSE PROXIMITY
TO THE 57, 55, 22
& 91 FREEWAYS



SITE PLAN



FLOOR PLAN

2ND FLOOR

1ST FLOOR

WAREHOUSE

Men

Women

Office

Office

Office

Office





[illegible]

28.6 miles Port of LA	27.3 miles Port of LB
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20.7 miles
Long Beach
Airport

37.2 miles LAX	20.7 miles Long Beach Airport
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20.7 miles
Long Beach
Airport

12.1 miles
John Wayne
Airport

Population	
10 Miles	1,932,730
20 Miles	5,448,332
30 Miles	10,324,710

Average HH Expenditure	
10 Miles	\$117,045.66
20 Miles	\$118,244.67
30 Miles	\$112,304.69



1700

N MAIN STREET

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