

FOR LEASE

1870 N GLASSELL

*±21,500 SF freestanding industrial
building with ±5,485 SF office*

ORANGE, CA 92865



*±21,500 SF headquarters industrial
building with major street frontage on the
corner of N Glassell & W Blueridge Ave*

Highly visible corner location, zoned industrial

Approximately 22' clear height, fully sprinklered warehouse with
800 amps at 240 volts (tenant to verify)

Two ground-level doors and a double dock-high truck well

Glassell St frontage and move-in ready with new paint & carpet

38 parking stalls

Convenient access to the 91, 55, & 5 freeways

Asking rate: \$1.63 PSF Industrial Gross (\$35,045/month)

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±21,500

SF AVAILABLE
FOR LEASE

±5,485

SF OFFICE
(INC. 1,722 SF MEZZANINE)

22'

CLEAR
HEIGHT

km Kidder
Mathews

1870 N GLASSELL



±21,500 SF

AVAILABLE FOR LEASE

\$1.63

IG LEASE RATE (SF/MO)

NOW

AVAILABLE



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SITEPLAN

