

# INDUSTRIAL CONDO FOR LEASE

± 5,858 SF



## Features

- High Image Business Park Environment/ Industrial Condo
- 400 Amp / 120/208 Volt / 3 Phase Power
- Mezzanine Storage (1,200+ SF)
- 1 Ground Level Door
- Warehouse Clearance: 20'
- Fire Sprinklers / Sky Lights
- Parking +/- 2:1,000
- Close to 57, 5, 22 and 55 Freeways

For further information, please contact:



Paul Kott Realtors, Inc.

**PAUL KOTT**

1225 W. Lincoln Avenue

Anaheim, CA 92805

714.772.7000

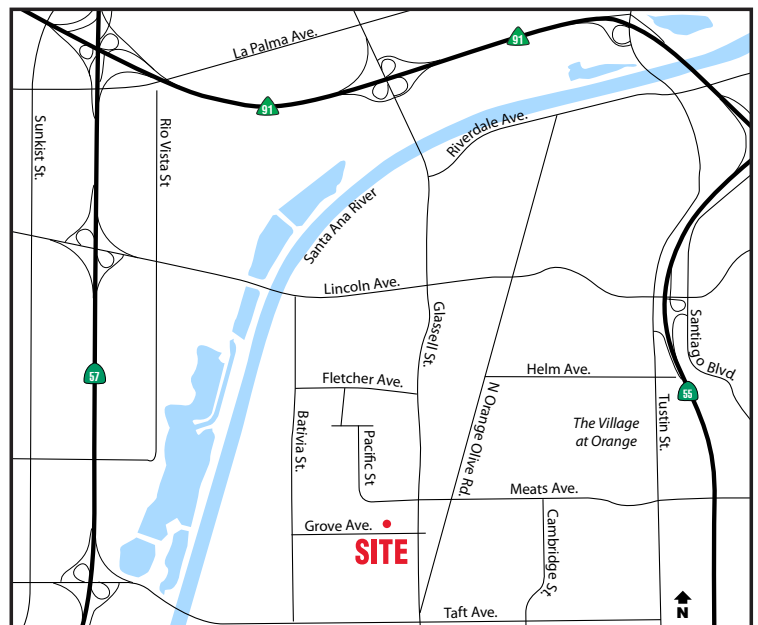
714.772.3372 Fax

paulkott@pkrealtors.com

www.paulkottrealtors.com

CalBRE #00637576/ #01842644

**349 W. Grove Avenue  
Orange • California**



# 349 W. GROVE AVENUE, ORANGE



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