

# For Sale ± 25,200 SF

## 1927 N. GLASSELL STREET

Orange, California



### PROPERTY FEATURES

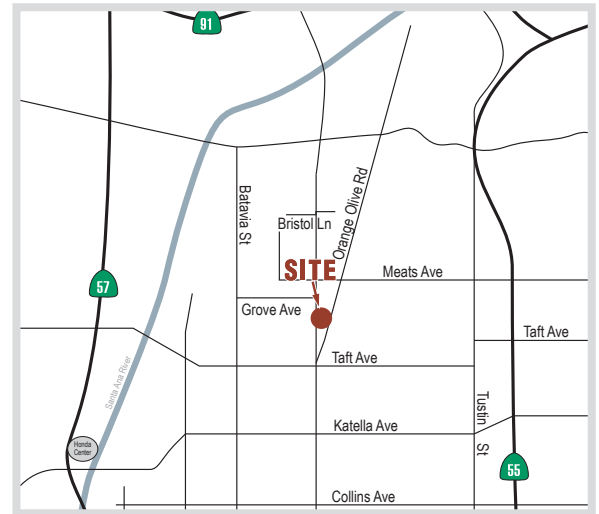
- ±25,200 SF Building
- Major Street Frontage on Glassell
- Excellent Access to 57, 55 & 91 Freeways
- Desirable Location in the City of Orange

### UNIT A

- ±18,697 SF
- ±8,050 SF of High Image Office Space
- ±1,273 SF Mezzanine
- ±20' Warehouse Clearance
- 1 Ground Level Loading Door
- ±4,800 SF Rear Storage Yard
- 48 Parking Spaces
- 1200 Amps (verify)
- Gated Parking with Security Gate
- Security System
- Gym with 2 Showers

### UNIT B (LEASED)

- ±6,503 SF
- ±250 SF Office Space
- Lease Expires 3/31/2023
- Current Rent Rate: \$1.33
- 1-5 Year Option (Fixed Rental Rate)
- ±20' Warehouse Clearance
- 28 Parking Spaces
- 1 Ground Level Loading Doors
- 400 Amps / 120-208 Volt (Verify)
- Fenced Yard Area



### SETH DAVENPORT

(714) 935-2376  
sdavenport@voitco.com  
Lic. #01413387



Touring Guidelines

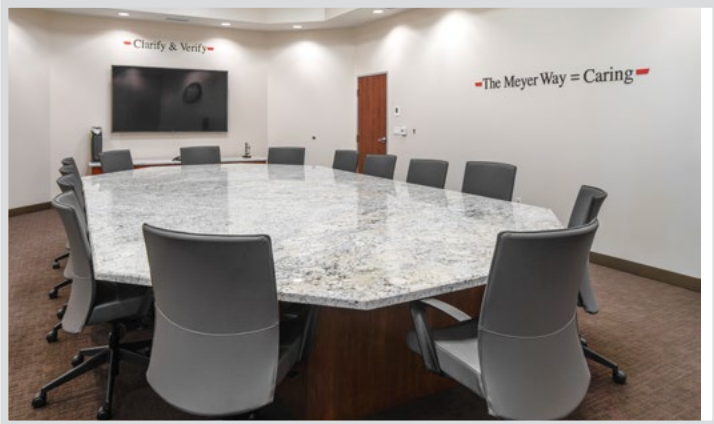




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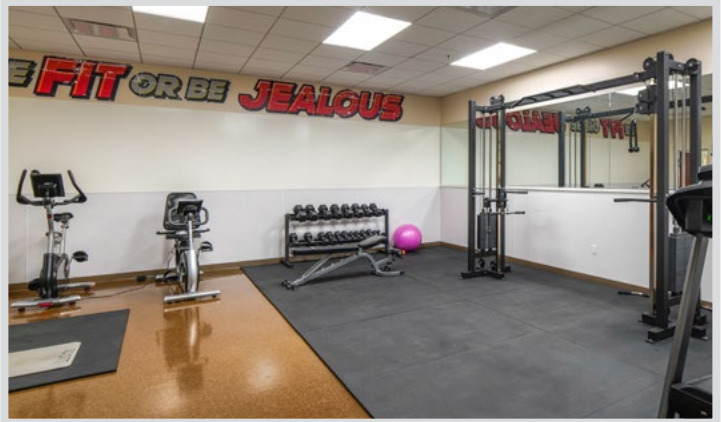
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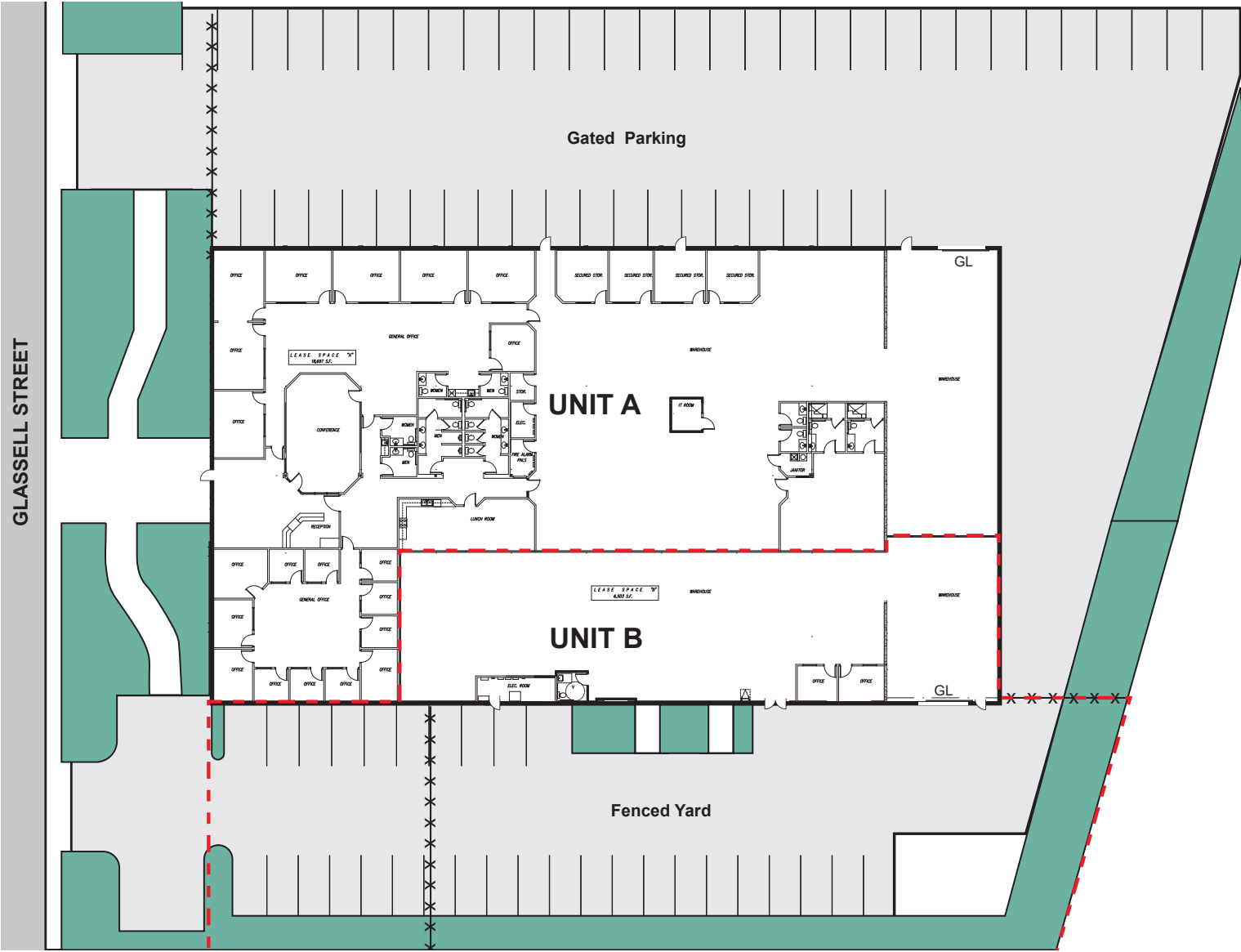
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\*Floor Plan Not to Scale

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