

FOR LEASE

8,160 Sq. Ft.



1137 W. Katella Ave., Orange, CA

Features Include:

- **1,900 Sq. Ft. +/- Fenced Yard**
- **Glass Display Area Facing Katella Ave.**
- **Three (3) Ground Level Loading Doors (2 active)**
- **18' Warehouse Clearance**
- **2,400 Sq. Ft. +/- Showroom & Office Space**
- **500 Sq. Ft. +/- Bonus Mezzanine Storage**
- **Building & Pole Signage Possible**
- **200 Amp 3-Phase 120/240 Volt Power**
- **Fire Sprinklers**
- **Natural Gas**
- **2:1 Parking Ratio**
- **Just West of Katella Ave/Batavia St Intersection**
- **Quick Access to 57/5/22/91 Freeways**



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