

# FOR LEASE

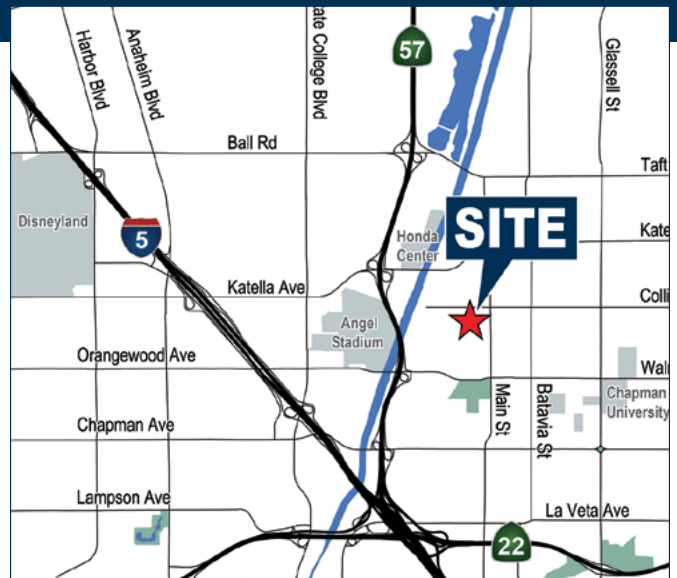
## ±3,050 - 10,170 SQ. FT. Three Units: Q, R & S

1450 W. COLLINS AVE. | ORANGE | CA



### PROPERTY FEATURES

- Unit Q: ±3,050 Sq. Ft.
- Unit R: ±3,050 Sq. Ft.
- Unit S: ±4,070 Sq. Ft.
- Units QR: ±6,100 Sq. Ft.
- Units QRS: ±10,170 Sq. Ft.
- Remodeled in 2024-2025
- One (1) Office Per Unit (±150 Sq. Ft.)
- 100-200 Amps, 120/208 Volt, 3-Phase (Verify)
- Ground Level Loading Doors
- ESFR Sprinkler System
- LED Lighting
- ±16' Warehouse Clearance
- Conveniently Located near the Santa Ana (57), Newport Beach (55) and Garden Grove (22) Freeways



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**HV** HEFNER  
VERNICK  
TEAM



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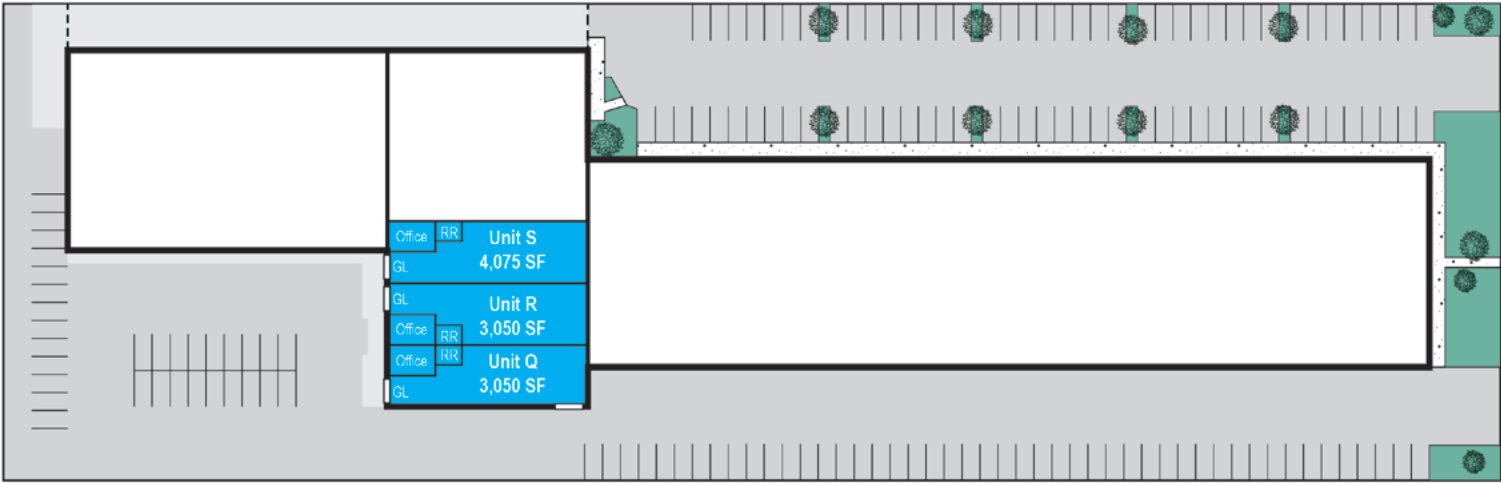


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SITE PLAN



\*Not to scale

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