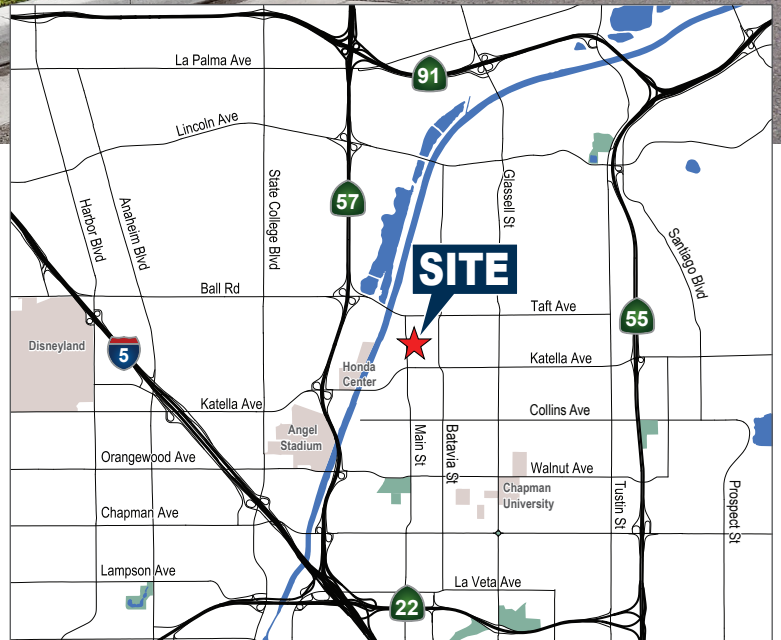


NORTH ORANGE INDUSTRIAL PARK

1203-1347 W. TRENTON AVE., ORANGE



PROPERTY FEATURES

- Desirable City of Orange location
- Office/Industrial Units
- Ground Level Loading
- Ample Parking
- Professionally Managed Property
- Excellent Access to **5**, **57** and **91** Freeways
- Under New Ownership
- 72 Restaurants within a 2 Mile Radius

LOREN CARGILE

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REAL ESTATE SERVICES

CARGILE
COMMERCIAL GROUP

Professionally
Owned By:

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Property Group LLC

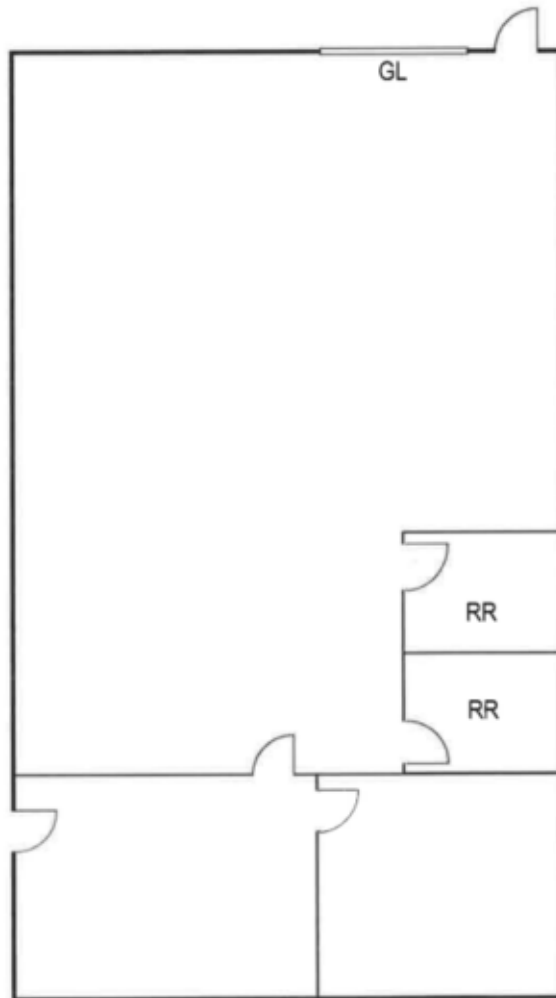
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NORTH ORANGE INDUSTRIAL PARK

1203-1347 W. TRENTON AVE., ORANGE

FLOOR PLAN 1235 W. TRENTON AVE.



Address	Total Size	Office Size	Asking Rate	Monthly Base Rate	Comments
1235 W. Trenton Avenue	±3,400	±500	\$1.85/PSF	\$6,290.00	Two Offices, Two Restrooms, Warehouse, Ground Level Door

There is an additional \$0.12 per square foot CAM fee (Common Area Maintenance)
Square footages are approximate.

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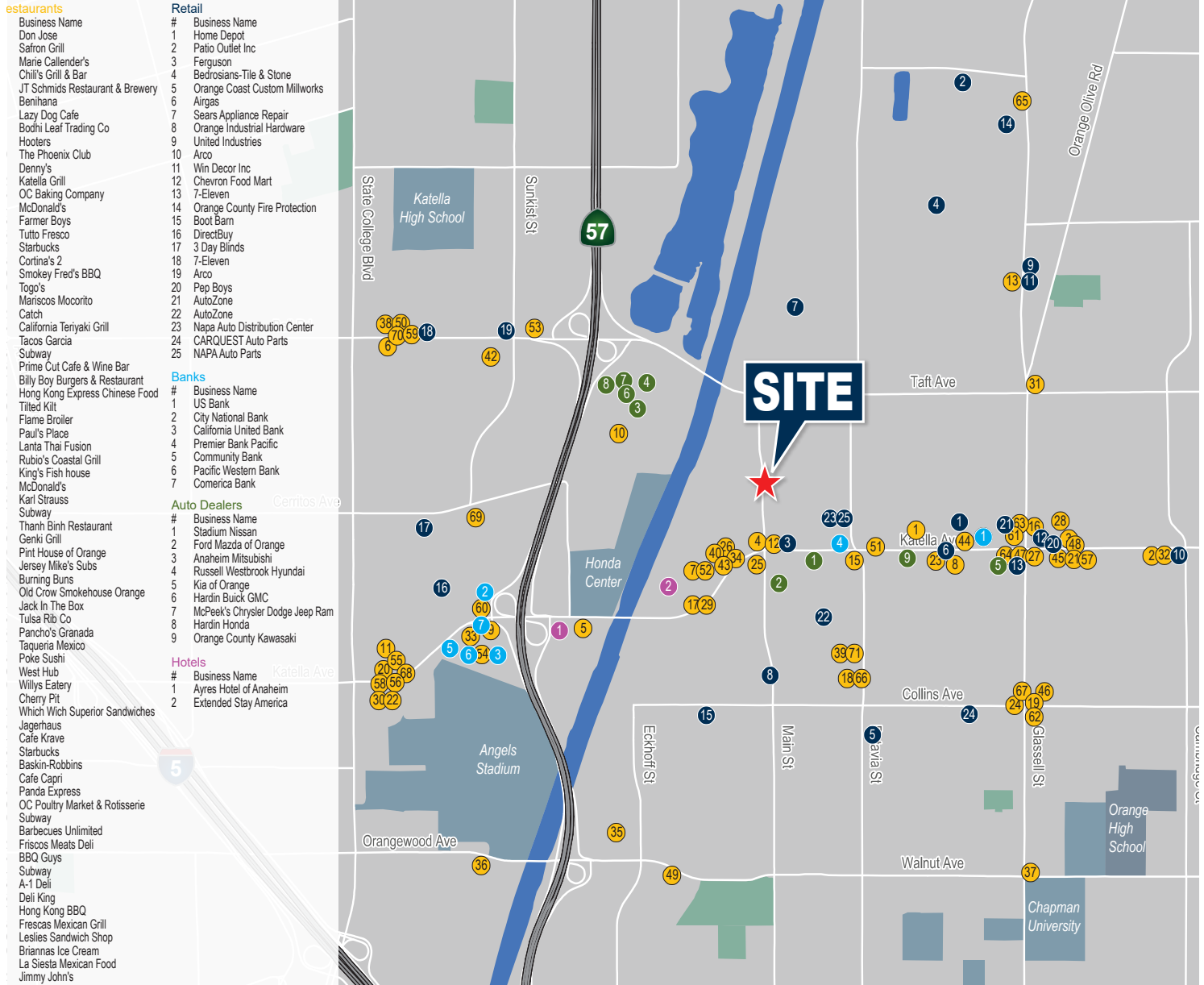
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NORTH ORANGE INDUSTRIAL PARK

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SURROUNDING RETAIL AMENITIES



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NORTH ORANGE INDUSTRIAL PARK

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REGIONAL AERIAL



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