

# 330

## W. KATELLA AVENUE #2A, ORANGE

± 7,668 SF COMMERCIAL - SHOWROOM/WAREHOUSING



# FOR SALE

BUSINESS AND INVENTORY CAN BE  
PURCHASED SEPARATELY

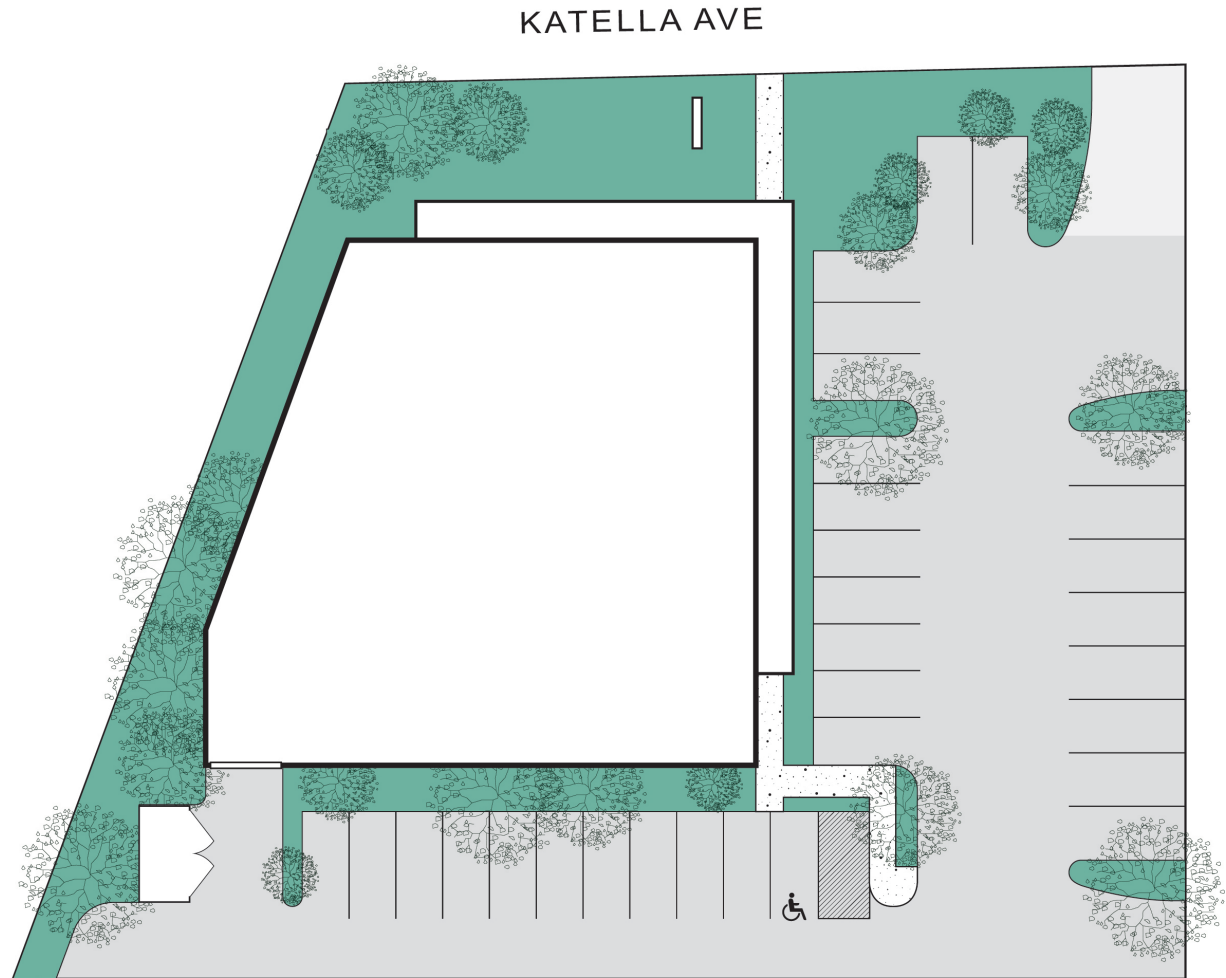
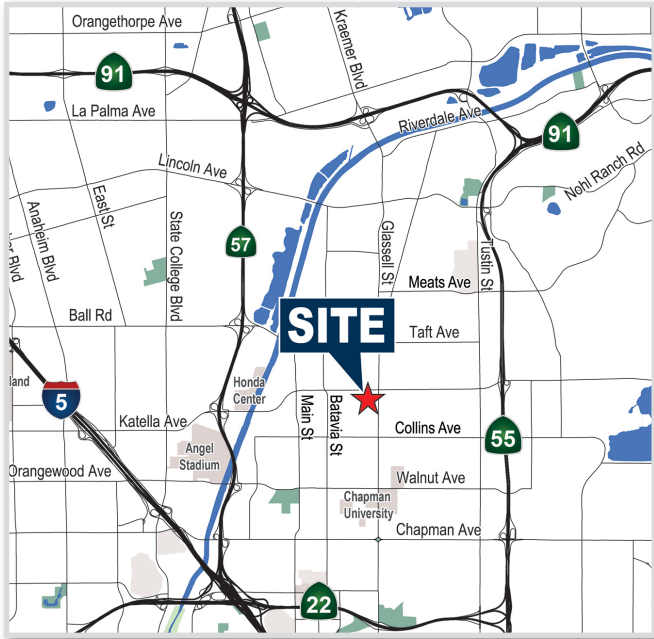
**Voit**

REAL ESTATE SERVICES  
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<b>BUILDING ADDRESS</b>	330 W. Katella Avenue, #2A, Orange, CA
<b>BUILDING SIZE</b>	± 7,668 SF
<b>SHOWROOM OFFICE</b>	Approximately 50% Showroom Approximately 50% Warehouse / Storage
<b>WAREHOUSE CEILING CLEARANCE</b>	± 14' - 16' Minimum (Verify)
<b>POWER</b>	400 Amps 120/208V, 3 Phase, 4 Wire (Verify)
<b>PARKING</b>	29 Spaces (3.8:1,000 SF) (Verify)
<b>LOADING DOORS</b>	One (1) Ground Level Door
<b>CARS PER DAY</b>	61,900 along Katella Avenue 38,000 along Glassell Street
<b>3 MILE RADIUS</b>	Median Household Income: \$92,602 Population: 187,581 Median Age: 34.9
<b>ZONING</b>	C2
<b>LOCATION</b>	Katella Frontage, Ideal Orange Location, Extensive Retail Amenities.

**Business and Inventory can be Purchased Separately**





Site plan not to scale.

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**Eric Smith**  
Senior Vice President  
Lic #01940591  
714.935.2310  
esmith@voitco.com

**Dylan Shershenovich**  
Associate  
Lic #02151453  
714.935.2312  
dshershenovich@voitco.com

2400 E. Katella Ave., Suite 750, Anaheim, CA 92806  
714.978.7880 • 714.978.9431 Fax • www.BoumaCaputo.com

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