

VOLT CORPORATE PARK

2401-2421 N GLASSELL ST, ORANGE, CA

FOR LEASE
±197,455 SF



*For More Information
Please Contact:*

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CBRE

VOLT CORPORATE PARK

Addresses
2401-2421 N Glassell St
Orange, CA 92868

Year Built
1987

Summary

Building	1st Floor	2nd Floor	Total SF
2401A	±35,185 SF	±33,206 SF	±68,391 SF
2401B	±28,070 SF	±22,384 SF	±50,454 SF
2411	±19,798 SF	±19,507 SF	±39,305 SF
2421	±19,798 SF	±19,507 SF	±39,305 SF
TOTAL	±102,851 SF	±94,604 SF	±197,455 SF

Building Site

11.88 acres on two parcels

Floor Area Ratio

.37

Assessor's Parcel Number

374-381-01; 374-381-02

Zoning

M-2 (with CUP
for office use)

Parking

4,100 USF
679 surface parking stalls

Structure

Concrete tilt-up
construction and concrete
slab foundation.

Roof

Built-up composition roof

Glazing

Tinted and clear glass
in aluminum frames.

Floors

Carpet in office areas.
Tile in cafeteria and
dining area. Vinyl in break
rooms. Ceramic tile in
restrooms. Carpet and tile
in lobby. Raised floors in
computer rooms. Exposed
concrete in shipping area.

Walls

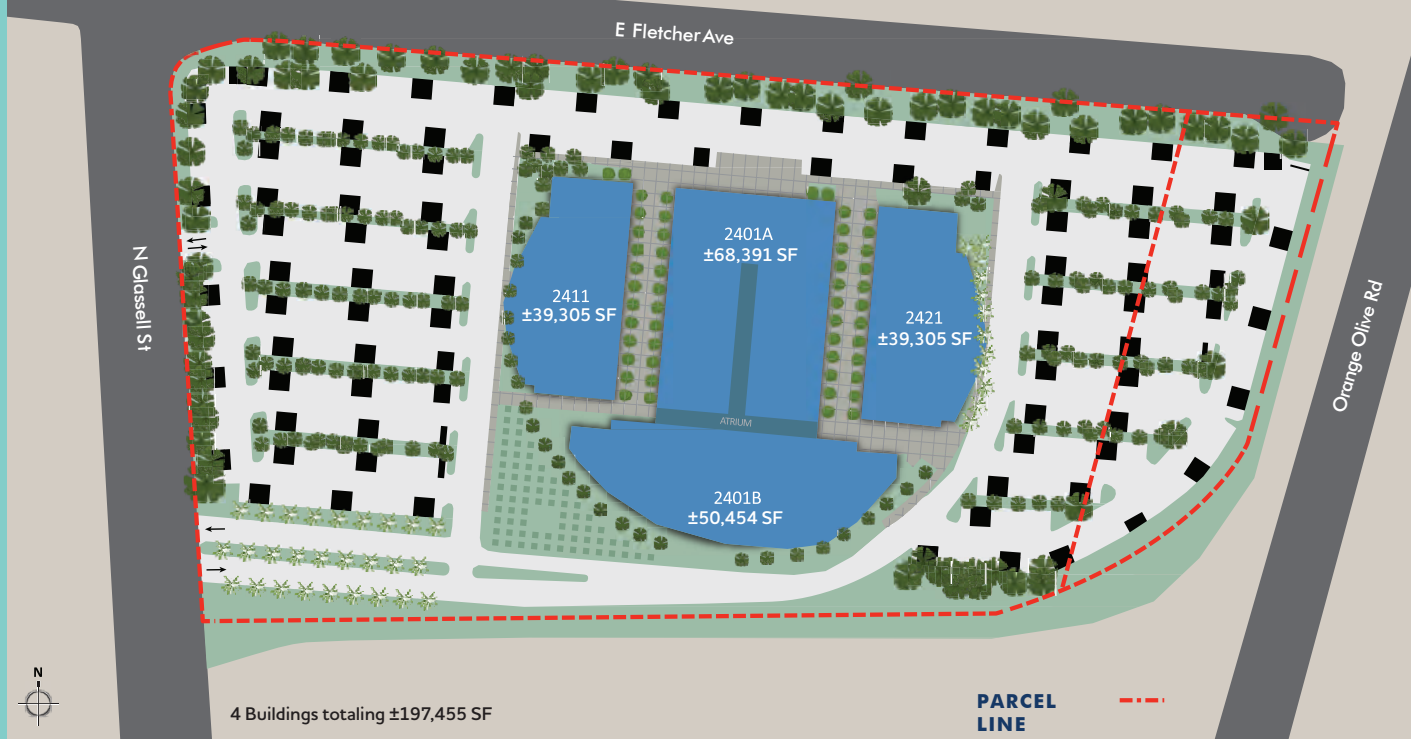
Painted drywall partitions
with some glass partitions
and wall covering.

Ceilings

Suspended acoustical
tile panels. Exposed
construction in shipping
and storage areas
totaling approximately
2,600 square feet.

Lighting

Recessed fluorescent light
fixtures and spot lighting.



Restrooms

Two sets of men's and women's restrooms
on each floor of buildings 2401A and 2411.
One set of men's and women's restrooms on
each floor of buildings 2401B and 2421.

Elevator

One 3,000 pound, hydroelectric elevator
in each building. One 4,000 pound
hydroelectric elevator for building 2401A.

Power

800, 1,200, 2,000, and 3,000 amp power
panels. There are three emergency
generators serving the buildings.

HVAC

Roof mounted heating and air conditioning
units. Cooling tower in the yard area.

Sprinklers

Automatic fire sprinkler system for all buildings.

Paving

Asphalt paved parking and driveway
areas with concrete walkways.
Concrete pad at shipping dock area.

Landscaping

Sprinklered planter areas around the
building perimeters and along the street
frontage. The parking lot is pole lighted.

Security

Card key access system, occupant sensors
and cameras in the lobby and exterior walls.

Cafeteria

Cafeteria with kitchen area in building 2421.
Break rooms in other buildings.

Computer Room

Raised floor computer room areas in building
2401A. The main computer room totals
approximately 10,000 square feet.

Truck Doors

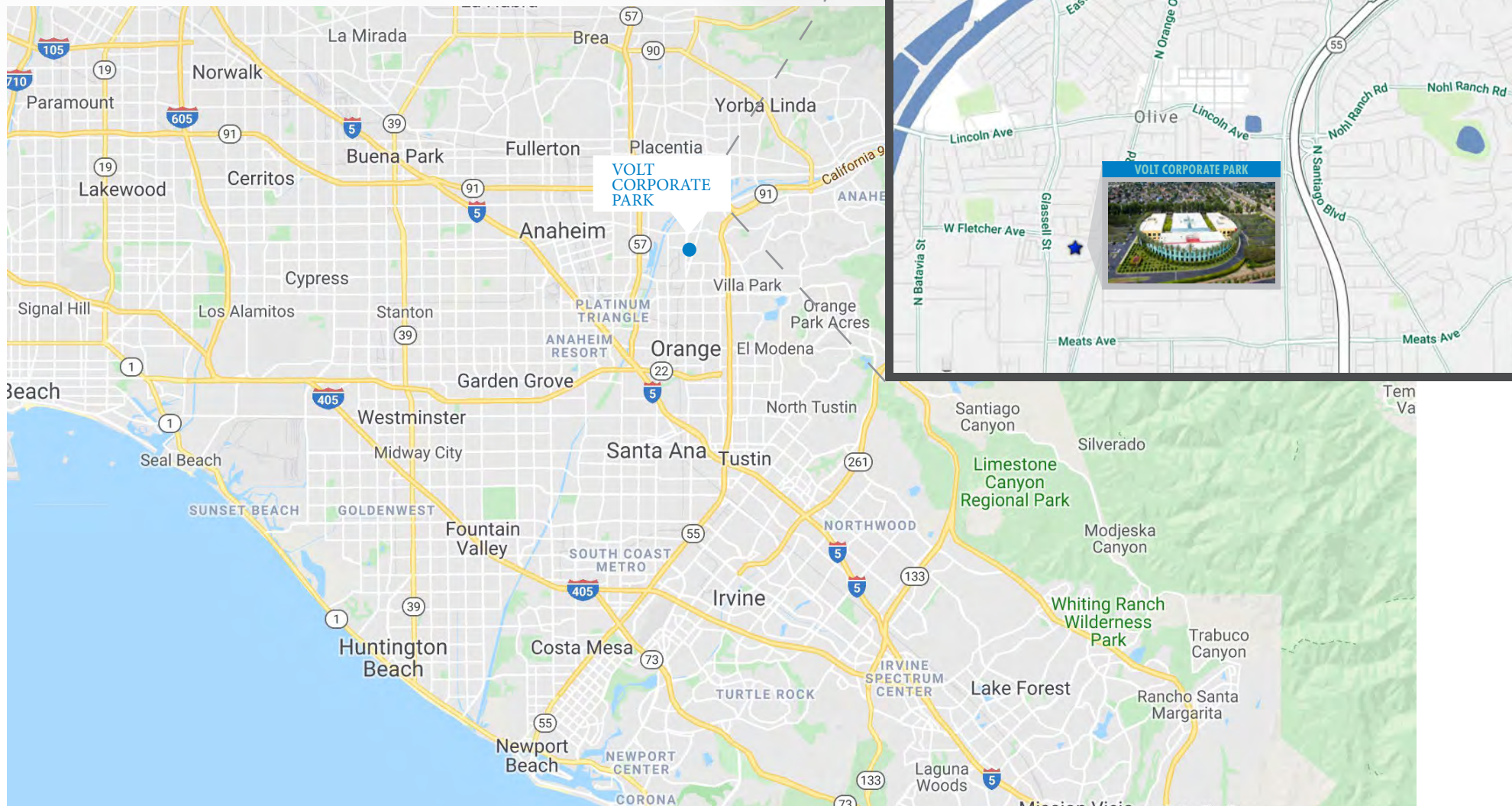
Two dock-high truck doors and two truck
doors with ground level ramps.

Utilities

Electric	Southern California Edison
Water	City of Orange
Gas	Southern California Gas Co.
Trash	CR&R
Police	City of Orange
Fire Department	Orange Fire Department



REGIONAL MAP





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Professionally Owned by:

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