

**±16,500 SF FOR SALE** OWNER / USER OPPORTUNITY IN ANAHEIM



## TURNER CROSSING ANAHEIM

1325 Blue Gum Street, Anaheim, CA 92806

### FEATURES

- An approximate 16,500 sq. ft. industrial building
- ± 2,458 sq. ft. of office space including restrooms
- Fully Refurbished, Seismically Retrofitted and New Roof
- 2 Ground Level Loading Doors
- 17' minimum warehouse ceiling (need to verify)
- 800 Amps 120-208 Volt Power; 3 Phase (need to verify)
- Orange (57) Freeway Signage and Exposure
- New Monument Signage along Blue Gum Street
- Large Exclusive Fenced Yard Area
- Fire Sprinklered
- Low and Reliable Anaheim Power Electrical Rates
- Immediate Access to Costa Mesa (55), Riverside (91) and Orange (57) Freeways
- Highly Desirable North Orange County location with ideal proximity to infrastructure, ports, airports and a strong labor pool

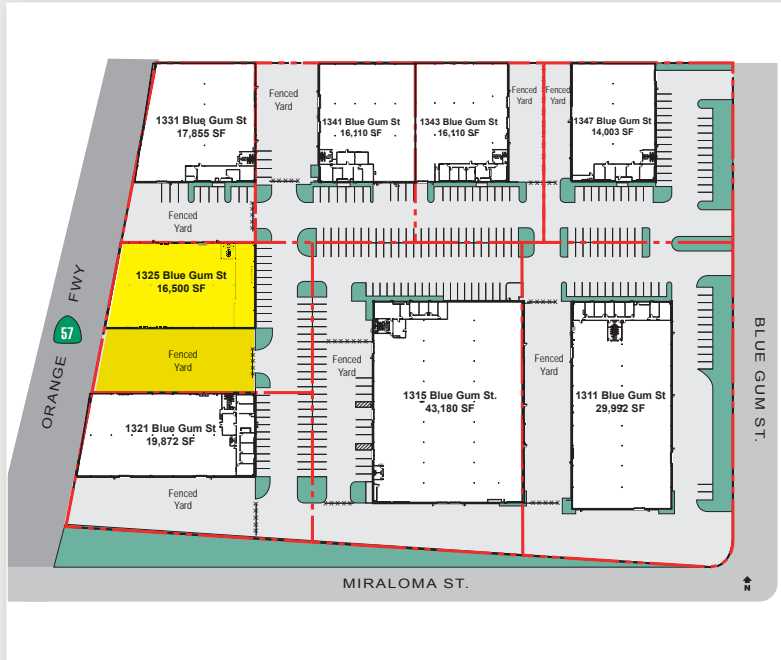
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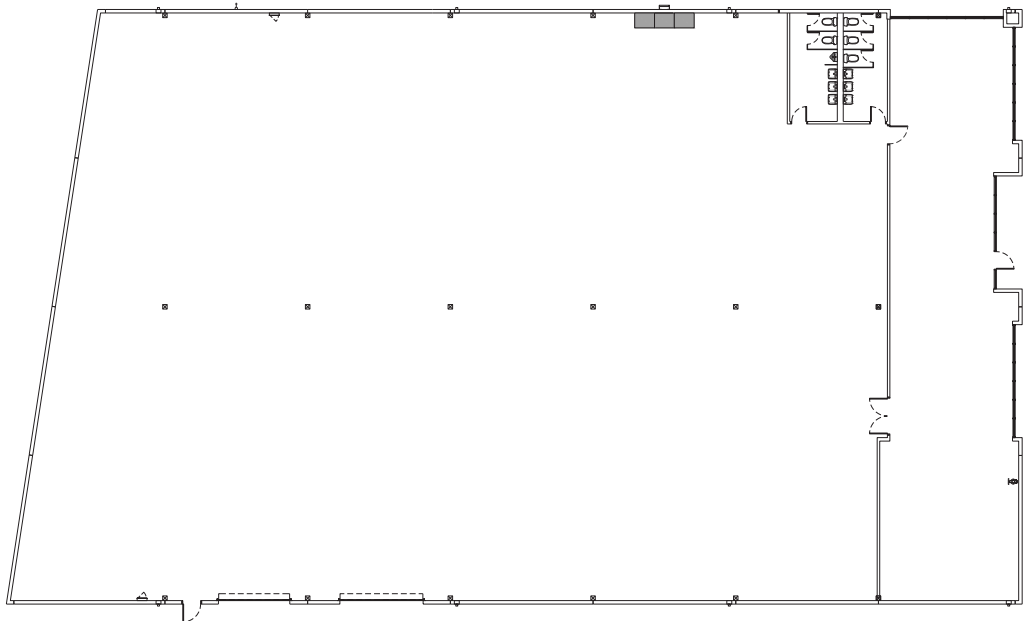
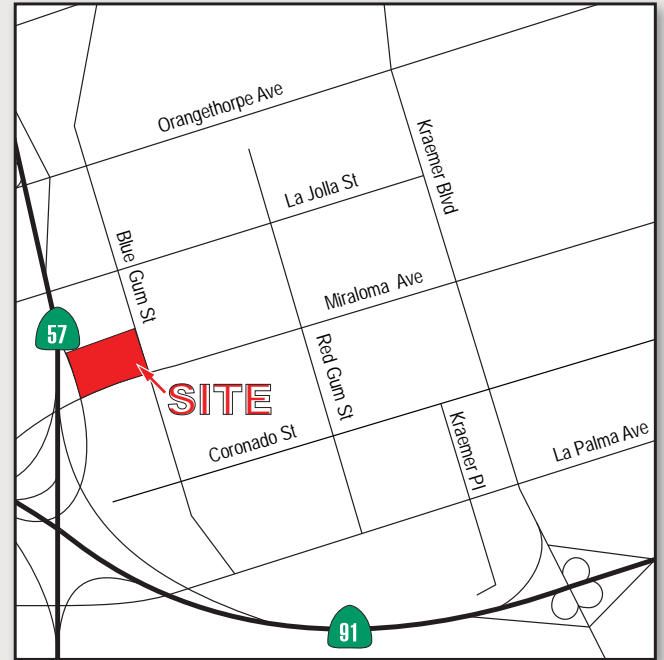
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## SITE PLAN



## MAP



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