

2040-2050

S. STATE COLLEGE BLVD., ANAHEIM

For Lease

±106,000 SF

LOCATED ON TILE MILE - MAJOR REFURBISHMENT UNDERWAY



Building Features

- Located on Signalized Intersection
- Major Street Frontage
- ±5,000 SF Office
- Drive Around Building Access
- Large Fenced and Secured Yard
- 400 Amps, 277/480 Volt (Verify)
- 12 Dock High Loading Doors
- 2 Ground Level Loading Doors
- 3 Delivery Doors
- Min 22' Clear Height
- Fully Sprinklered
- 2:1 Parking Ratio
- **Adjacent 4 Acres of Yard Available For Expansion**
- Immediate Access to 57, 5, and 22 Freeways



SETH DAVENPORT
Executive Vice President
714.935.2376
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MITCH ZEHNER
Executive Vice President
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Voit
REAL ESTATE SERVICES

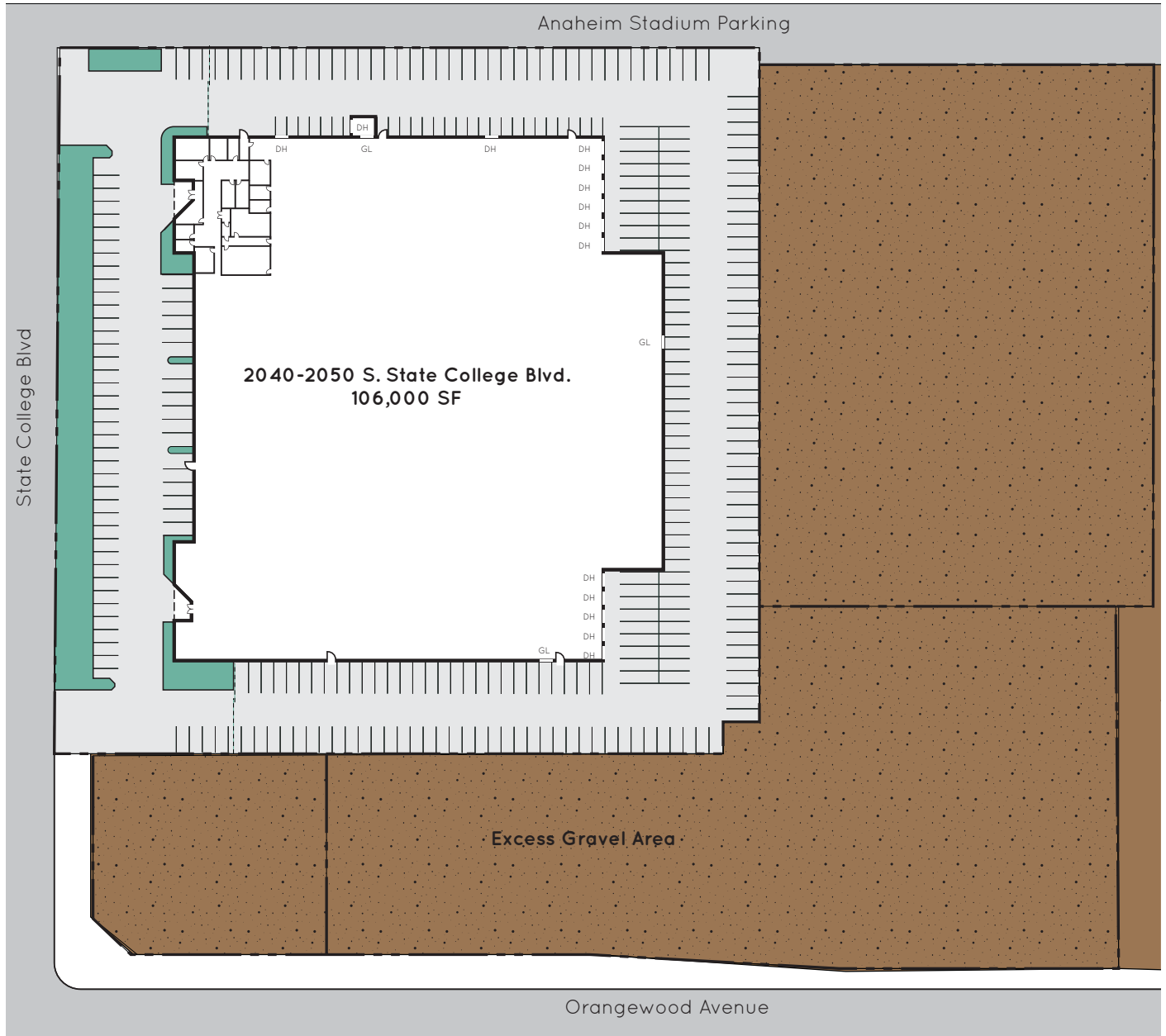
**THE ZEHNER
DAVENPORT**
INDUSTRIAL GROUP

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