

701

E. BALL ROAD
ANAHEIM | CALIFORNIA



FOR SALE / LEASE | ±139,535 SF

Voit
REAL ESTATE SERVICES

ZEHNER HILL
INDUSTRIAL GROUP

PROPERTY DETAILS

Building Size:	±139,535 Square Feet, Class “A”
Land Area:	6.97 Acres
Office Space:	±13,289 Square Feet, 2-Story
Dock Doors:	13 Dock High Loading Doors
Grade Doors:	2 Grade Level Loading Doors
Clear Height:	32'
Auto Parking:	148 Stalls
Trailer Stalls:	4 Stalls
Column Spacing:	±70' x 52'
Fire System:	ESFR Sprinkler System
Site Access:	Drive Around Building
Power:	4,000 Amps Available (verify)
Lighting:	LED

Voit Real Estate Services is excited to offer a unique opportunity for a prime industrial space totalling 139,535 square feet located at 701 E. Ball Rd in Anaheim, CA. The property is strategically located in Anaheim and is easily accessed by 4 major Orange County freeways; Santa Ana (5), Orange (57), Garden Grove (22) and the Riverside (91). Positioned within the Stadium Marketplace, this 139,535 square foot development is in a sought-after infill Southern California location. With its close proximity to The Platinum Triangle, this space is ideal for businesses looking to expand or establish a presence in an industrial hub with close proximity to high value rooftops.

UNSURPASSED LOCATION IN NORTH ORANGE COUNTY

- New state of the art building
- Close proximity to the 5, 57 and 91 Freeways, “Tile Mile”, and Platinum Triangle.
- Short Distance to the Anaheim Stadium, the Honda Center, Anaheim Regional Transportation Intermodal Center “ARTIC”, the OC Vibe, and Disneyland
- Population of over 4 Million people within a 30 minute drive time



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SITE PLAN

INDUSTRIAL BLDG
 FOOTPRINT: 132,890 SF
 MEZZ: 6,645 SF
 TOTAL: 139,535 SF
 CLR. HGT: 32'

OFFICE / MEZZ (Left and Right)

ELECTRICAL ROOM

INGRESS & EGRESS EASEMENT

(N) TRANSFORMER PAD (E) UTILITY

PUBLIC UTILITIES EASEMENT

E BALL ROAD

7' WIDE DEDICATION FOR BIKE LANE

(E) POWER POLE

(E) FIRE HYDRANT

15' WATER EASEMENT TO BE RELOCATED, TYP.

15' WIDE LS SETBACK

25' EASEMENT TO CALIFORNIA CENTRAL RAILWAY COMPANY FOR RAILROAD

15' NEW WATER EASEMENT

53' 52' TYP. 70' TYP. 730' 24' 48' 12' TYP. 30' 60' 200' 53' 7' 24' 20' 25' 155' 135' 75' 18' 24' 6' ±75' 24' 15' 7'

UTILITY EASEMENT TO BE QUITCLAIMED, TYP.

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SITE PLAN

INDUSTRIAL BLDG
 FOOTPRINT: 132,890 SF
 MEZZ: 6,645 SF
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OFFICE / MEZZ (Two locations)

ELECTRICAL ROOM

INGRESS & EGRESS EASEMENT

(N) TRANSFORMER PAD (E) UTILITY

PUBLIC UTILITIES EASEMENT

E BALL ROAD

7' WIDE DEDICATION FOR BIKE LANE

(E) POWER POLE (Three locations)

(E) FIRE HYDRANT

15' WATER EASEMENT TO BE RELOCATED, TYP.

15' WIDE LS SETBACK

UTILITY EASEMENT TO BE QUITCLAIMED, TYP. (Two locations)

UTILITY EASEMENT TO BE QUITCLAIMED, TYP.

53' 52' TYP. 70' TYP. 200' 60' 24' 18' 7' 20' 25' 15' 48' 24' 730' 53' 6' 24' 155' 135' 75' ±75'

15' NEW WATER EASEMENT

25' EASEMENT TO CALIFORNIA CENTRAL RAILWAY COMPANY FOR RAILROAD

12' TYP. 30' 60' 24' 7' 20' 25' 15' 48' 24' 730' 53' 6' 24' 155' 135' 75' ±75'

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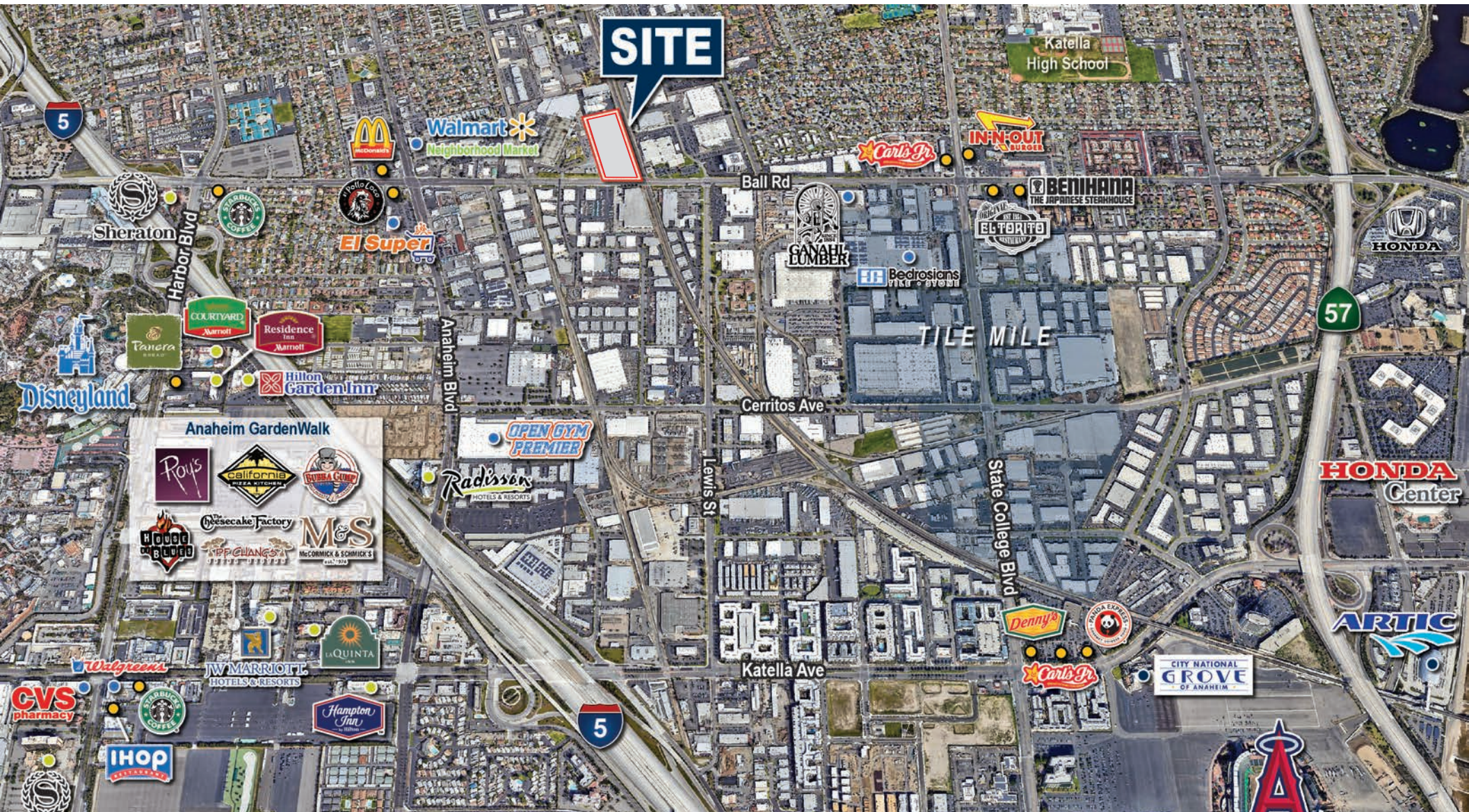
RENDERINGS



REGIONAL MAP



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