

**121 S. OLD SPRINGS ROAD**  
**ANAHEIM HILLS, CA 92808**

**100% HVAC**



# FOR LEASE

**±25,500 SF OF INDUSTRIAL SPACE R & D BUILDING**



**RICK TURNER**  
949.724.4754  
rturner@lee-associates.com  
DRE #: 01871353



**SEAN AHERN**  
949.724.4733  
sahern@lee-associates.com  
DRE #: 01081324

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



**121 S. OLD SPRINGS ROAD,**  
**ANAHEIM HILLS, CA 92808**

**121 S. OLD SPRINGS ROAD  
ANAHEIM HILLS, CA 92808**

## PROPERTY OVERVIEW

### PROPERTY DESCRIPTION

This ±25,500 SF freestanding building at 121 S. Old Springs Road, Anaheim Hills, CA 92808 features ±4,389 SF of office space and ±3,120 SF of warehouse office space. Located in a one-of-a-kind business park, the warehouse has 18' minimum clearance, three ground-level loading doors, and 800 Amp, 277/480 Volt power.

The property includes a fenced yard, shop restrooms, employee lunch area, and a 2.36:1,000 parking ratio. Renovations are in progress to improve the building. Easy access to the Riverside (91) Freeway makes this location highly convenient.

» **Property Website:** [www.121oldsprings.com](http://www.121oldsprings.com)



**RICK TURNER**  
949.724.4754  
rturner@lee-associates.com  
DRE #: 01871353



**SEAN AHERN**  
949.724.4733  
sahern@lee-associates.com  
DRE #: 01081324

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

### BUILDING SPECIFICATIONS

<b>ADDRESS</b>	121 S. Old Springs Road, Anaheim Hills, CA 92808
<b>BUILDING SIZE</b>	±25,500 SF Freestanding Building
<b>OFFICE SPACE</b>	±4,389 SF
<b>WAREHOUSE OFFICE</b>	±3,120 SF
<b>WAREHOUSE CLEARANCE</b>	18' Minimum
<b>LOADING DOORS</b>	Three (3) Ground Level
<b>POWER</b>	800 Amps, 277/480 Volt Panel
<b>PARKING</b>	2.36 : 1,000
<b>LOCATION</b>	Quality Location
<b>FREEWAY ACCESS</b>	Great Access to Riverside (91) Freeway
<b>YARD</b>	Fenced
<b>WATER</b>	Sprinklered
<b>RESTROOMS</b>	Shop Restrooms
<b>BREAK AREA</b>	Employee Lunch Area

# PROPERTY PHOTOS

**121 S. OLD SPRINGS ROAD**  
ANAHEIM HILLS, CA 92808



**RICK TURNER**  
949.724.4754  
rturner@lee-associates.com  
DRE #: 01871353



**SEAN AHERN**  
949.724.4733  
sahern@lee-associates.com  
DRE #: 01081324

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.