

# FOR LEASE

## 10,000 SF INDUSTRIAL WAREHOUSE

Divisible to  $\pm$ 5,000 SF Units



1812 - 1818 N Orangethorpe Park, Anaheim, CA



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COMMERCIAL REAL ESTATE

# INDUSTRIAL WAREHOUSE FOR LEASE

- Total Size:** ± 10,000 SF (Divisible)
- Unit Sizes:** Two (2) ±5,000 SF Units
- Office Size:** ± 1,500 SF per Unit (±3,000 SF Total)
- Yard:** Large Secured Fenced Yard
- Ceiling Height:** 15'-19' Clear
- Power:** 200 Amps, 480V
- Ground Doors:** Four (4) GL Doors
- HVAC:** Office Areas
- Year Built:** 1959
- Lease Terms: Flexible Terms Available**



# INDUSTRIAL WAREHOUSE FOR LEASE

Feature*	Unit 1818	Unit 1812
Unit Size	±5,000 SF	±5,000 SF
Office	±1,500 SF	±1,500 SF
Power	600 Amps, 480V, 3-Phase	200 Amps, 277V, 3-Phase
Ground Doors	Two (2) GL Doors	Two (2) GL Doors
Ceiling Height	15'-19' Clear	15'-19' Clear
Yard	Secured Fenced Yard	Secured Fenced Yard
HVAC	Office Area	Office Area

\*Tenant to Verify all features





FRONT OF BUILDING



FENCED YARD



COVERED AREA



WAREHOUSE



RECEPTION AREA



BREAK AREA / KITCHEN

# AERIAL VIEW



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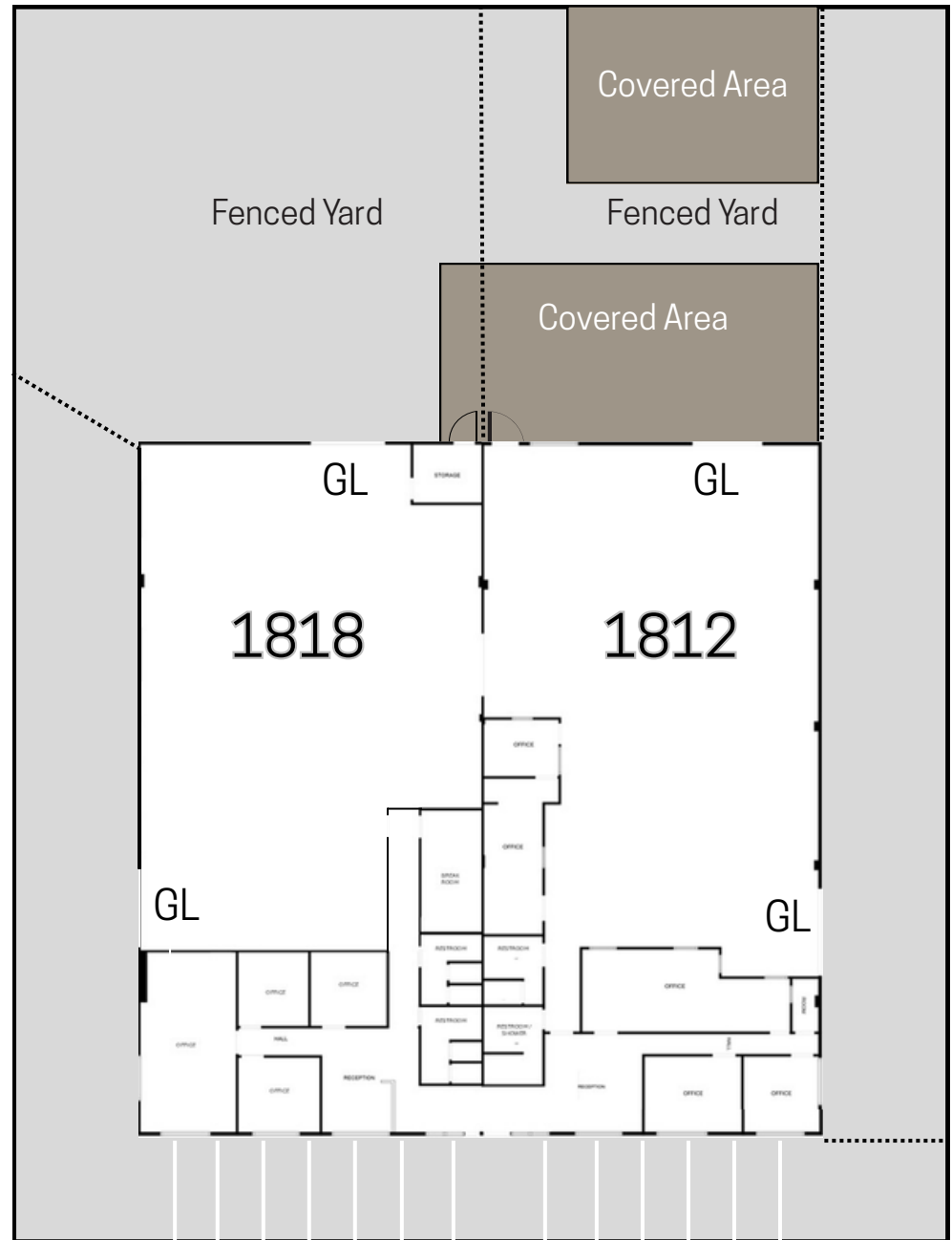


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# SITE PLAN

- Four (4) grade-level loading doors
- Secured fenced yard area
- Covered yard/work areas
- Ample on-site parking
- Newly Refurbished Office
- Divisible into two units
- Efficient industrial building footprint
- Flexible lease terms available



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