

5615 E. LA PALMA AVE.

ANAHEIM, CALIFORNIA



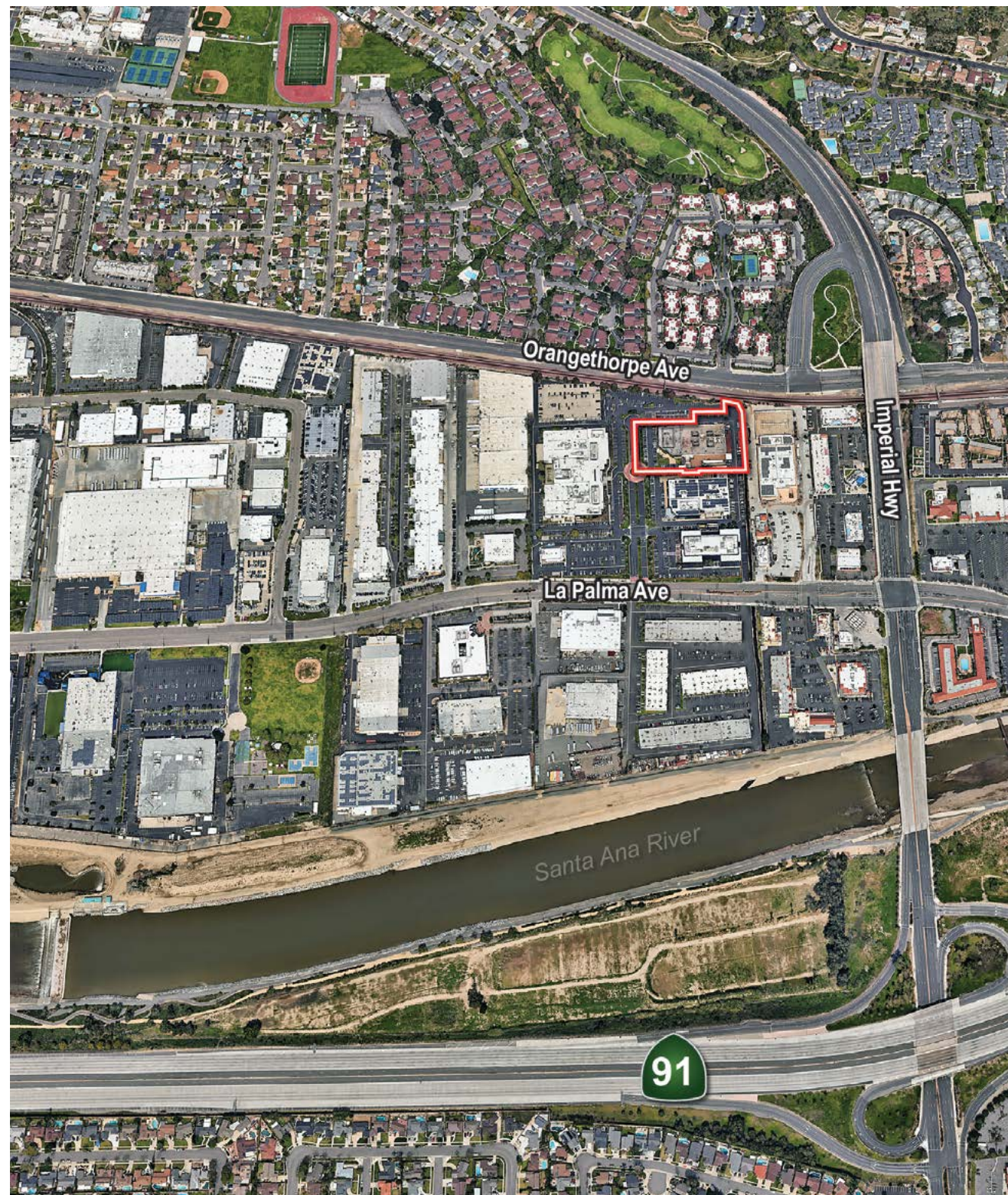
±54,566 SQ. FT. FOR SALE
FREESTANDING MANUFACTURING / DISTRIBUTION BUILDING

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

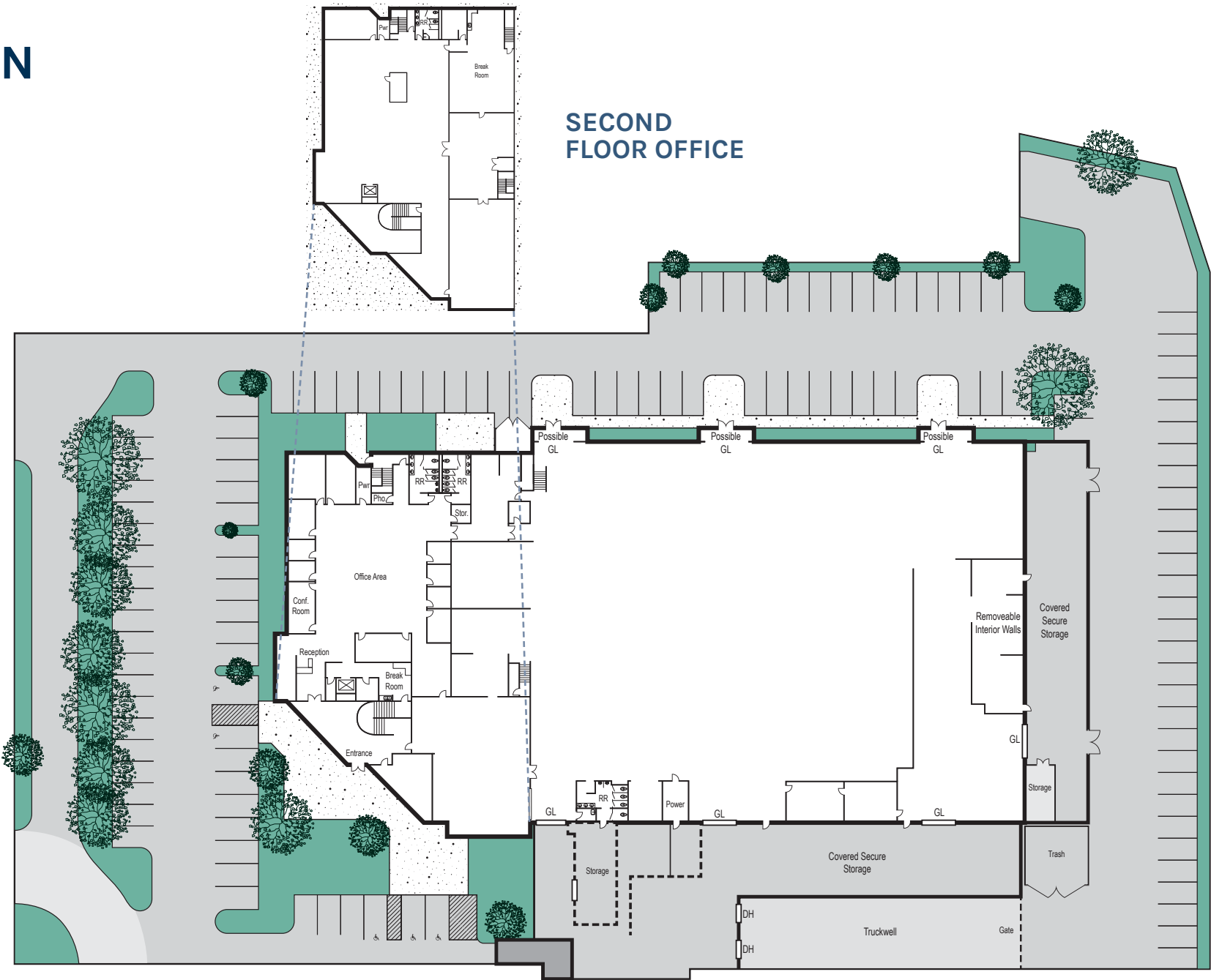
PROPERTY FEATURES

- ± 54,566 Sq. Ft. Manufacturing / Distribution Facility
- ± 24,934 Sq. Ft. of Two-Story Office
 - ±13,152 Sq. Ft. First Floor Office
 - ±11,782 Sq. Ft. Second Floor Office
- Extensive Power Distribution: 1,600 Amps of 277/480 Volt Power (Verify)
- Four (4) Grade Level Loading Doors (Expandable to 7)
- Two (2) Dock High Loading Doors w/ Pit Levelers
- Large Fenced Yard Area
- Fire Sprinklers (.45/3,000 GPM)
- ± 2.86 Acres of Land Area
- 125 Parking Stalls (2.27:1,000 Ratio)
- ± 18' Minimum Warehouse Clearance
- Two (2) Shop Restrooms
- Four (4) Office Restrooms
- ± 9,096 Sq. Ft. of Bonus Covered/ Secured Exterior Storage
- Roof Coating Over Warehouse Installed in 2021 (20-yr Warranty)
- All Skylights Replaced in 2021
- Significant Natural Gas Supply
- Located in Highly Desirable North Orange County Submarket
- Excellent Access to the 91, 57, 55 and 241 Freeways
- Well Manicured Professional Business Park Environment



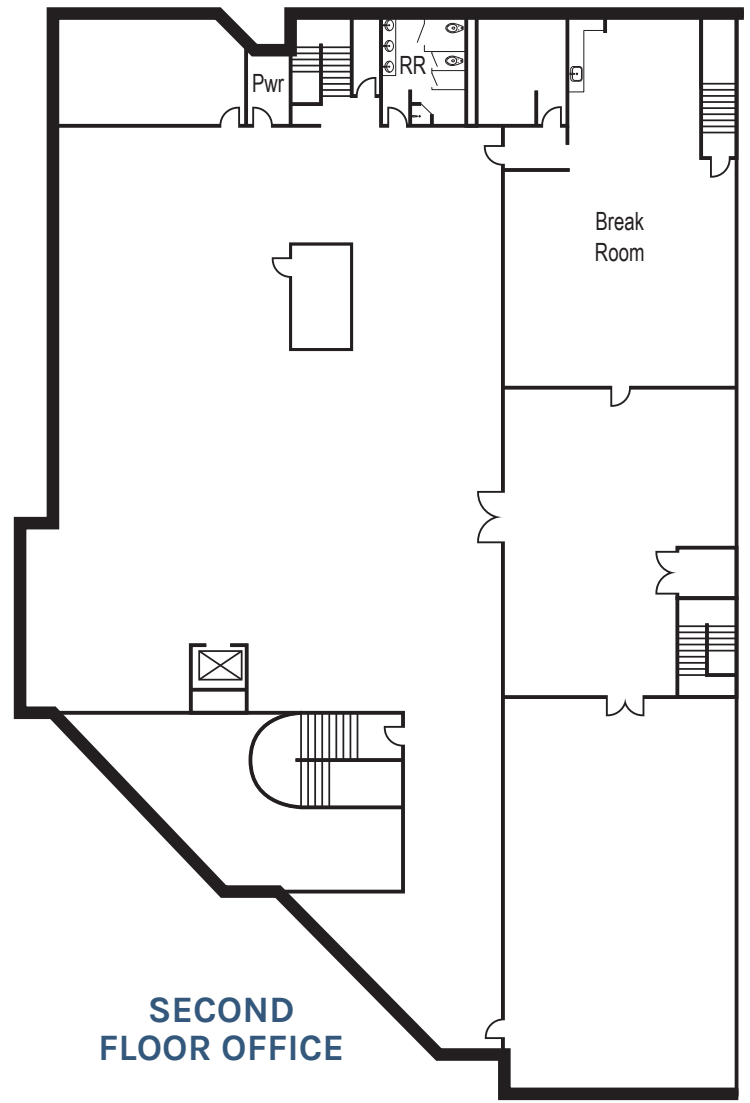
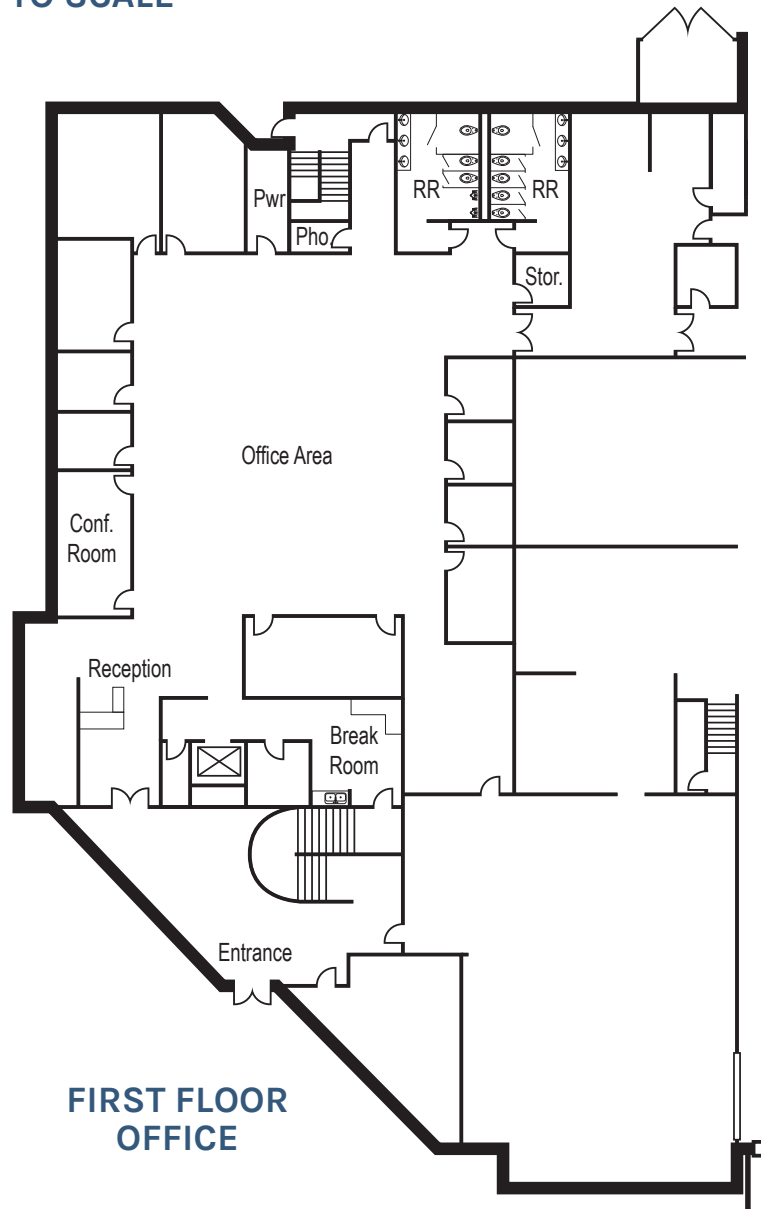
SITE PLAN
NOT TO SCALE

**SECOND
FLOOR OFFICE**



OFFICE PLAN

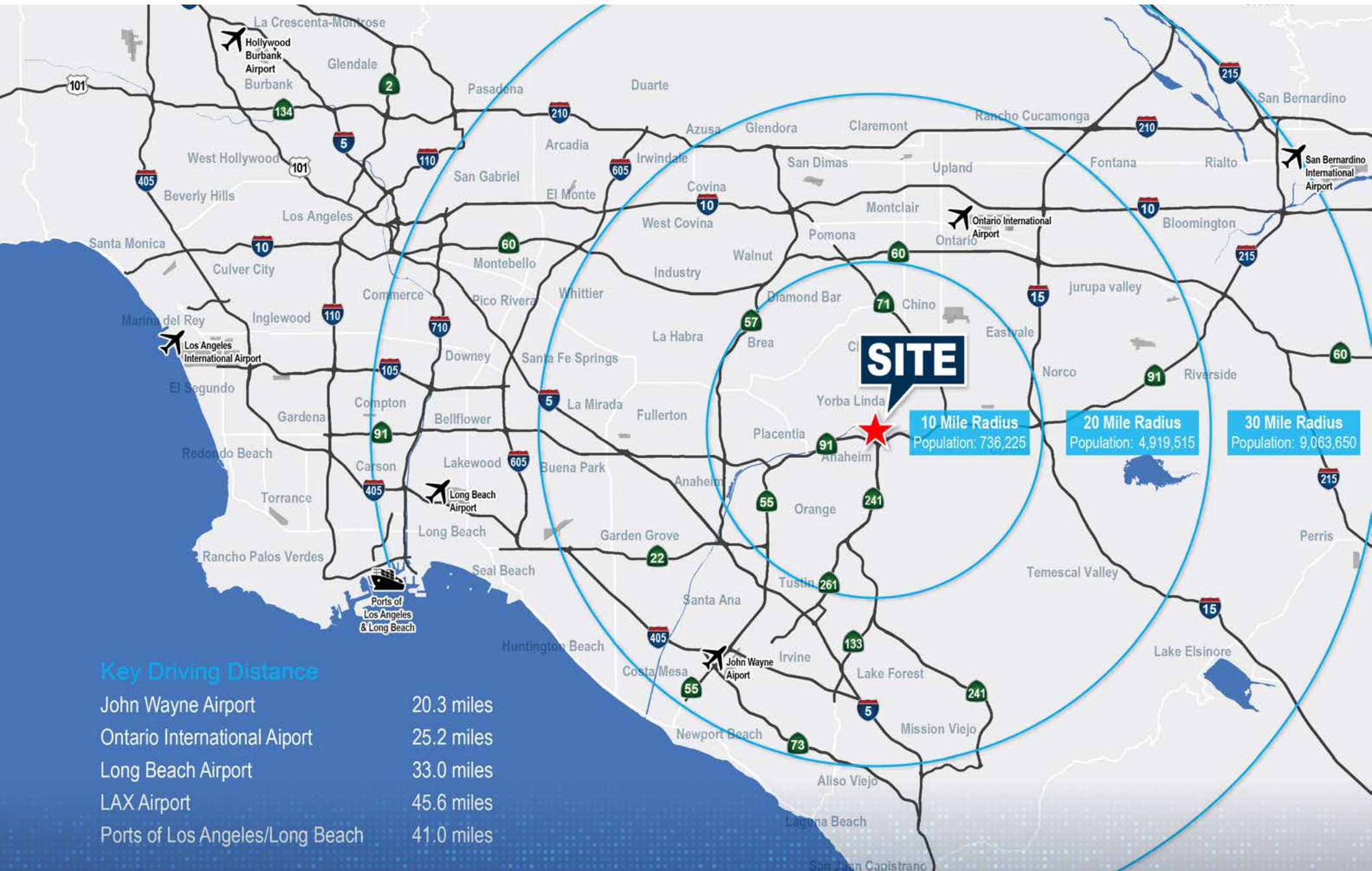
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ADDITIONAL PHOTOS



DRIVE TIMES & POPULATION DENSITY MAP



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