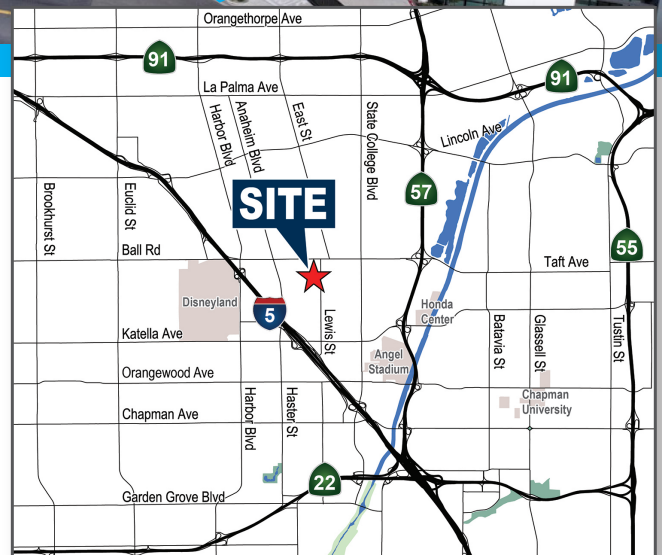


FOR LEASE | ±20,632 SQUARE FEET

1354 SOUTH CLAUDINA STREET, ANAHEIM



PROPERTY FEATURES

- APPROX. 1,270 SQ. FT. OF HVAC OFFICES
- TWO GROUND LEVEL LOADING DOORS (ONE OVERSIZED)
- ONE DOCK HIGH LOADING DOOR
- FIRE SPRINKLERED
- WAREHOUSE CLEARANCE: 19' TO 22'
- 600 AMPS OF ELECTRICAL POWER (VERIFY)
- FENCED YARD AREA / FULLY FENCED FACILITY
- BONUS STORAGE MEZZANINE
- ANAHEIM ELECTRICAL POWER (REDUCED RATES)
- GREAT FREEWAY ACCESS
- ANAHEIM STADIUM / DISNEYLAND LOCATION

Voit

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INDUSTRIAL GROUP

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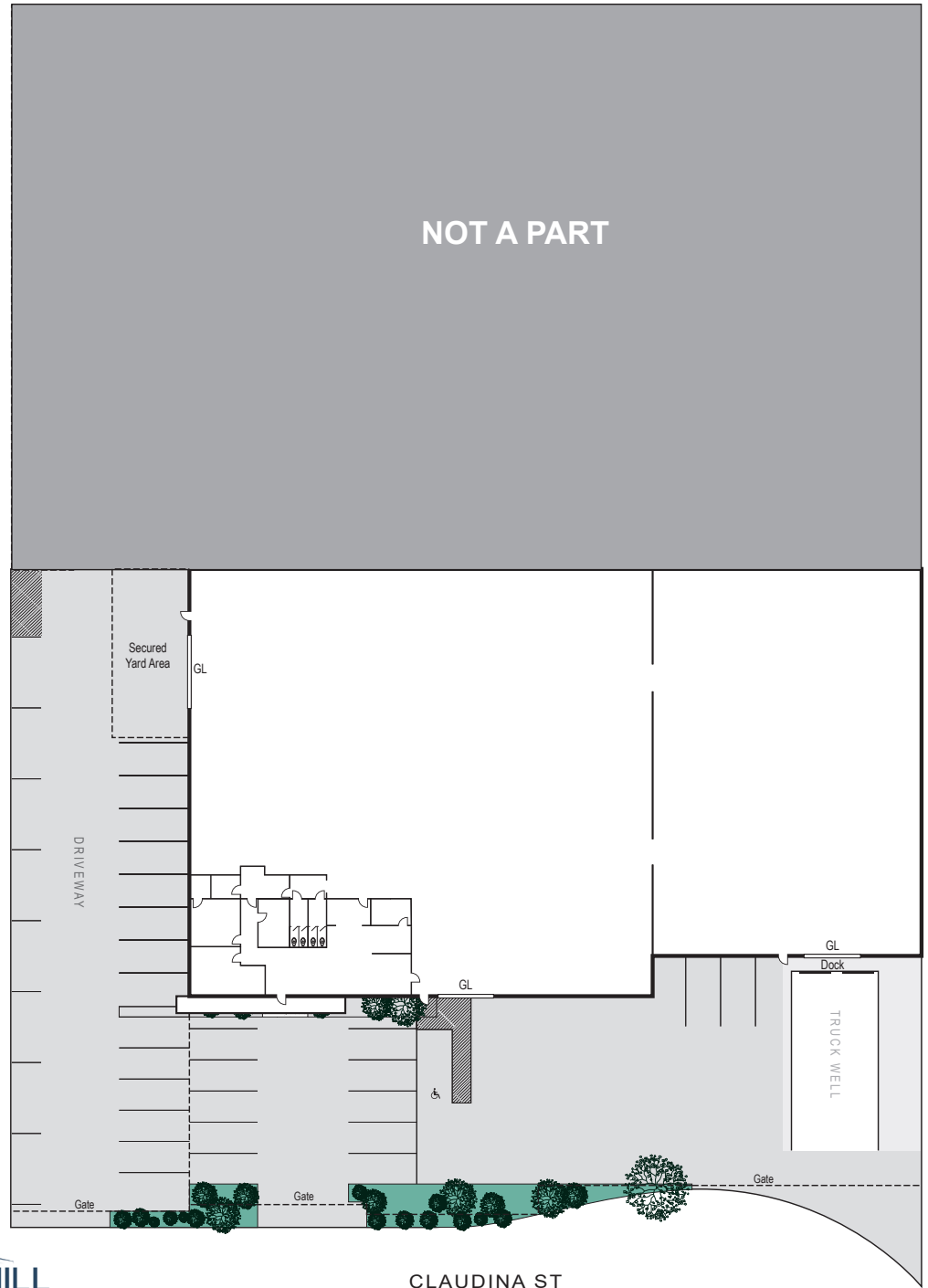
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SITE PLAN



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FOR LEASE | ±20,632 SQUARE FEET

1354 SOUTH CLAUDINA STREET, ANAHEIM

INTERIOR PHOTOS



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