

# FOR LEASE

## 3125 E. CORONADO ST

ANAHEIM, CA

### ±144,000 SQ. FT. INDUSTRIAL BUILDING



## PROPERTY FEATURES

- ±144,000 Square Foot Industrial Building
- **Low Net Expenses of \$0.19 PSF**
- Large Fenced Yard Possible
- Major Street Visibility
- Drive Around Building
- ±7,000 Sq. Ft. of Office Space/Showroom
- 18'-22' Warehouse Clearance
- Six (6) Dock High Truckwells with Dock Levelers
- Eleven (11) Grade Level Loading Doors
- 6,000 AMPS 277/480 Volt Power (verify)
- 2.2:1 Parking (323 Stalls)
- Fire Sprinklered (.4 GPM / 3,000)
- Zoning Supports Wide Range of Uses
- Excellent Access to 91, 57 and 55 Freeways
- Strategic Central North Orange County Location
- Motion Sensor Warehouse Lighting
- Institutionally Owned and Managed Property

A Quality Asset Owned By:

**nuveen**  
REAL ESTATE



**MIKE HEFNER, SIOR**  
Executive Vice President  
714.935.2331  
mhefner@voitco.com  
Lic. #00857352



**MIKE VERNICK, CCIM, SIOR**  
Senior Vice President  
714.935.2354  
mvernicks@voitco.com  
Lic. #01420885

**Voit**  
REAL ESTATE SERVICES

**HV** HEFNER  
VERNICK  
TEAM

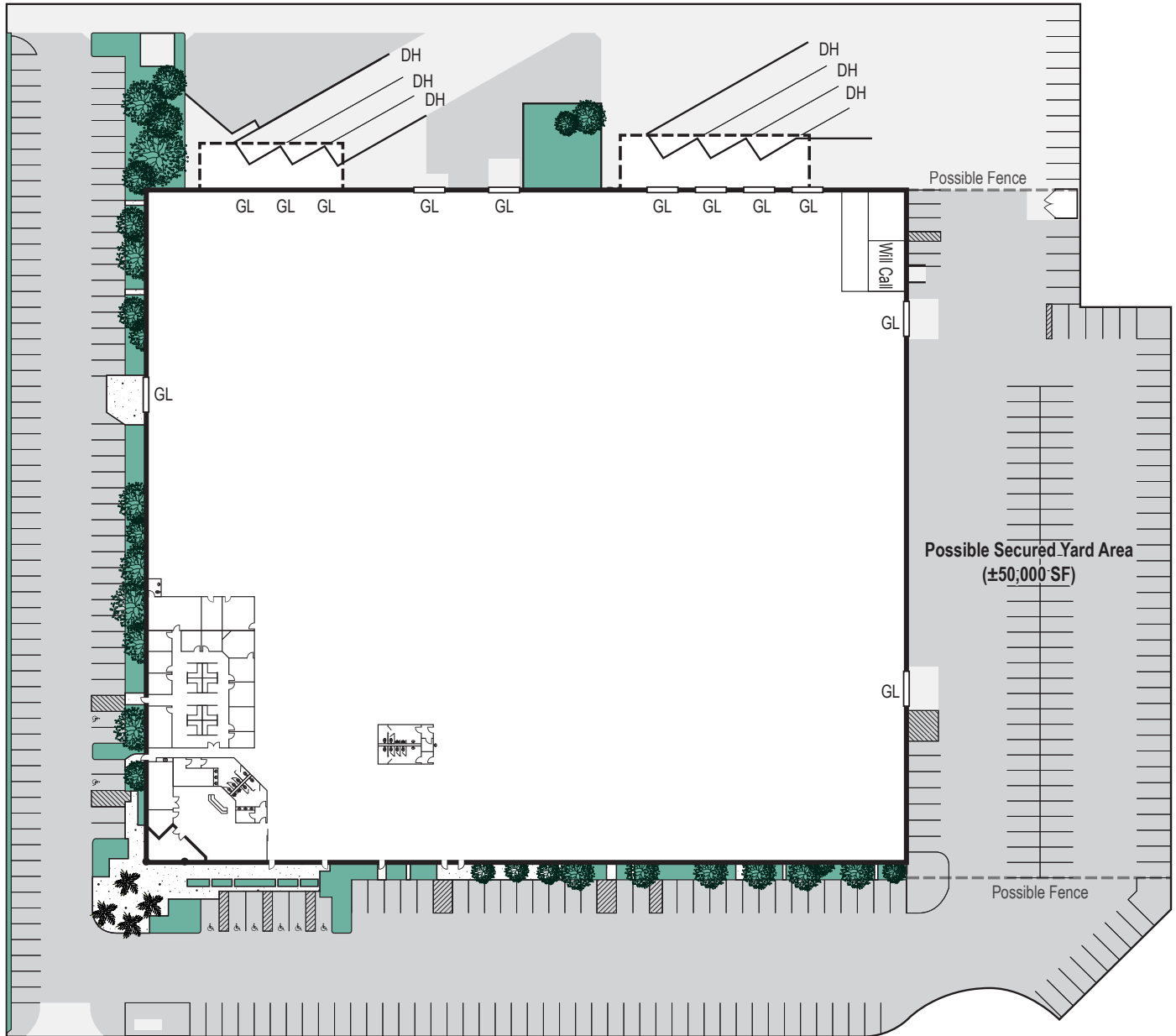
2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806

# FOR LEASE

## 3125 E. CORONADO ST

ANAHEIM, CA

### ±144,000 SQ. FT. INDUSTRIAL BUILDING



CORONADO ST

\*Site plan not to scale.

#### MIKE HEFNER, SIOR

Executive Vice President, Partner  
714.935.2331  
mhefner@voitco.com  
Lic. # 00857352

#### MIKE VERNICK, CCIM, SIOR

Senior Vice President, Partner  
714.935.2354  
mvernicks@voitco.com  
Lic. # 01420885

**Voit**  
REAL ESTATE SERVICES



**HEFNER  
VERNICK  
TEAM**

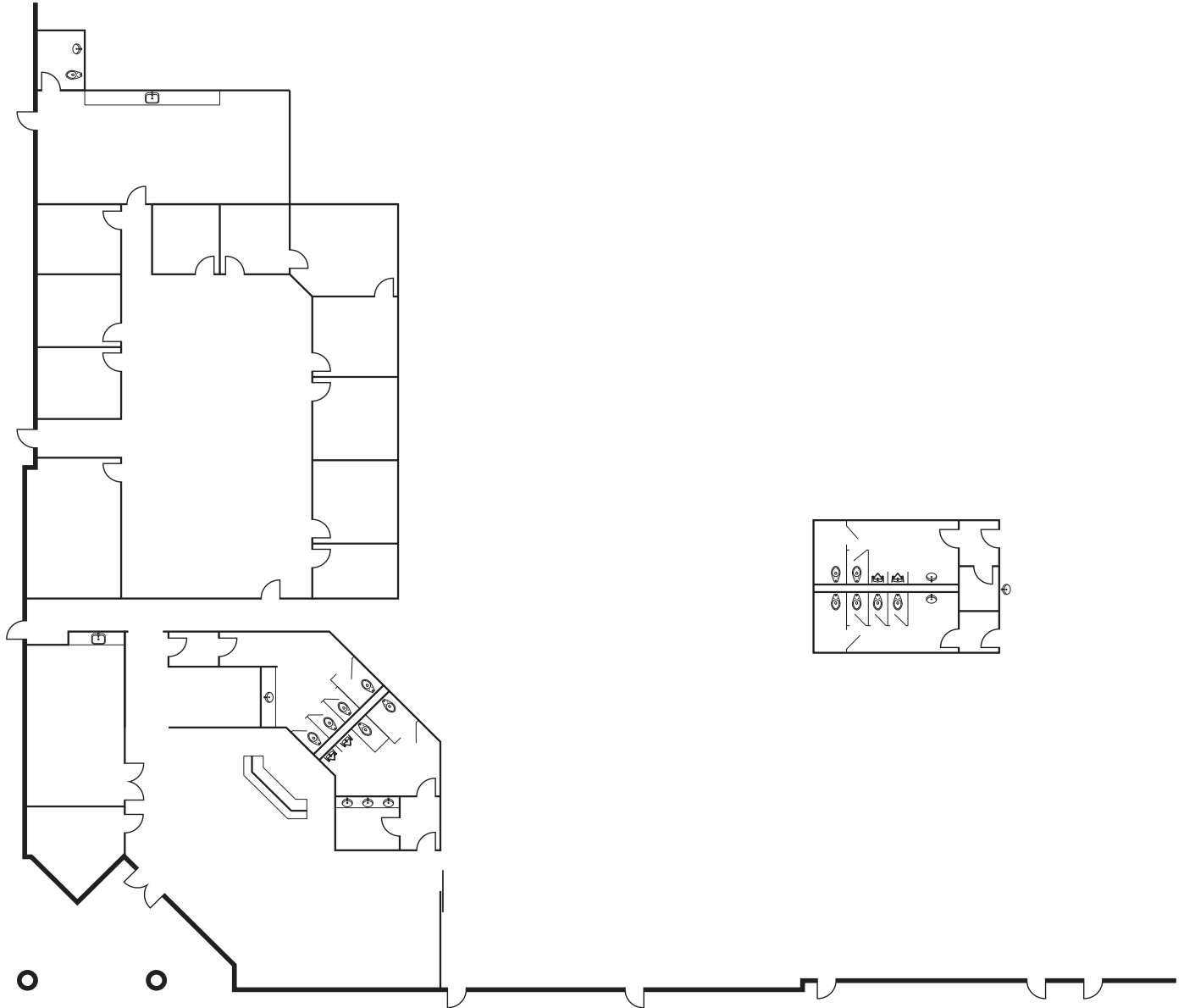
2400 E. Katella Avenue  
Suite 750  
Anaheim, CA 92806  
[www.VoitCo.com](http://www.VoitCo.com)

# FOR LEASE

## ±144,000 SQ. FT. INDUSTRIAL BUILDING

### 3125 E. CORONADO ST

ANAHEIM, CA



\*Plan not to scale.

#### MIKE HEFNER, SIOR

Executive Vice President, Partner  
714.935.2331  
mhefner@voitco.com  
Lic. # 00857352

#### MIKE VERNICK, CCIM, SIOR

Senior Vice President, Partner  
714.935.2354  
mvernicks@voitco.com  
Lic. # 01420885

**Voit**  
REAL ESTATE SERVICES



2400 E. Katella Avenue  
Suite 750  
Anaheim, CA 92806  
[www.VoitCo.com](http://www.VoitCo.com)



# FOR LEASE

## ±144,000 SQ. FT. INDUSTRIAL BUILDING

### 3125 E. CORONADO ST

ANAHEIM, CA



#### MIKE HEFNER, SIOR

Executive Vice President, Partner  
714.935.2331  
mhefner@voitco.com  
Lic. # 00857352

#### MIKE VERNICK, CCIM, SIOR

Senior Vice President, Partner  
714.935.2354  
mvernicky@voitco.com  
Lic. # 01420885

**Voit**  
REAL ESTATE SERVICES



2400 E. Katella Avenue  
Suite 750  
Anaheim, CA 92806  
[www.VoitCo.com](http://www.VoitCo.com)