

2809 E Lincoln Ave Anaheim CA 92806

SHIP FROM STORE FLEX WAREHOUSE SHOWROOM FOR RENT

Rear loading dock

Seasonal Parking Lot  
Short Term Lease By  
City Permit Potential



**ICRE** Integrity  
COMMERCIAL REAL ESTATE

DRE #01852719

Oakwood  
Corporate Real Estate

Creative, spacious environment with natural light, complete with workspace, warehousing, offices, PLUS upstairs Studio fitted with refrigerator, stove, and WC/shower room

## RETAIL/WAREHOUSE BUILDING WITH EXCELLENT CURB APPEAL

**Building:** 20,993 SF GLA-

Appx 18,000 SF Showroom & Warehouse Space. Appx 2,993 SF Office, Workroom Space

**Land:** 2.17 AC

**Parking:** 150 spaces- *dedicated*- Ratio/7.14/1,000 SF

Potential Rear Fenced Yard

Dual Dock High Loading Area (1 ROLL UP) Two exterior rear doors

1,600 Amps of 120/208 Volt

Fire Sprinklered(Wet)

Immediate Access to 91, 57 Freeways

17' Warehouse & Showroom Clearance

Frontage 139' on Lincoln Ave 371' on Rio Vista St Pylon Sign

Signalized Intersection HEAVILY TRAFFICKED INTERSECTION

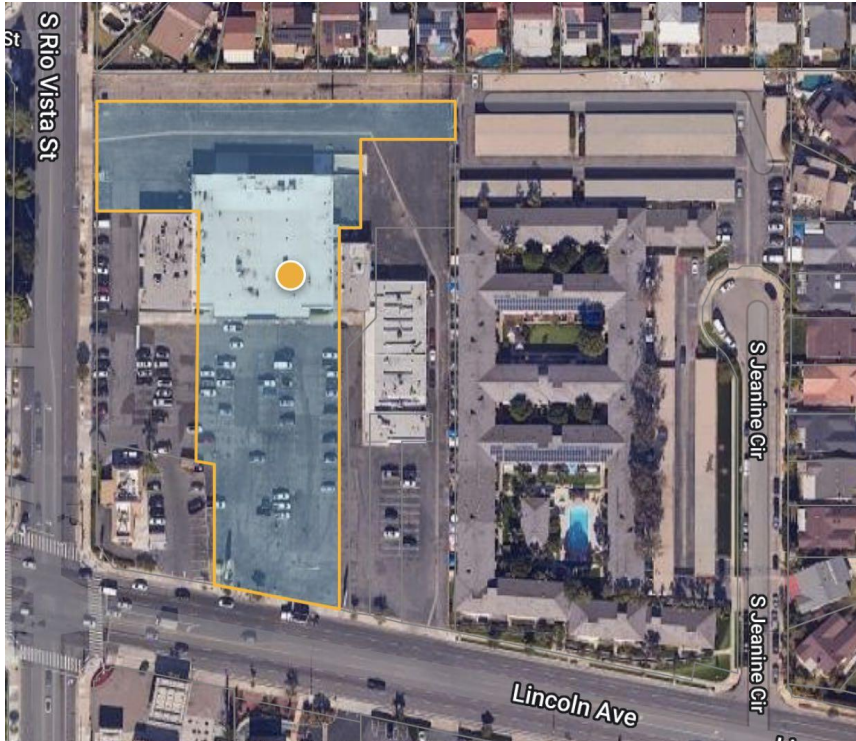


## ATTRIBUTES

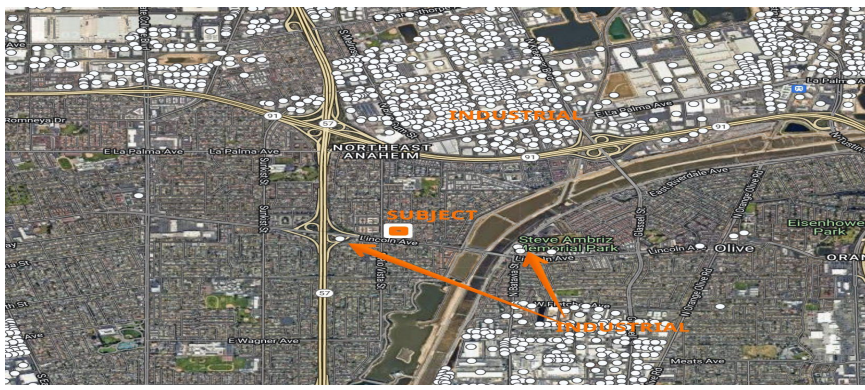
Newer Roof, Newer HVAC System, New Roll Up Dock High Door, New Truck Levelers, Dual Loading Dock Space, PYLON SIGN

**CALL 949-636-4501 FOR RATE & TERM- FLEXIBLE - SHORT TERM WELCOME+ SEASONAL LOT USE**

PARKING PACKING & SHIPPING Warehouse Corridor-  
REAR LOT Potential to fence, access control- FRONT LOT Seasonal outdoor sales



Property Line Footprint



INDUSTRIAL



FACING EAST



FACING WEST

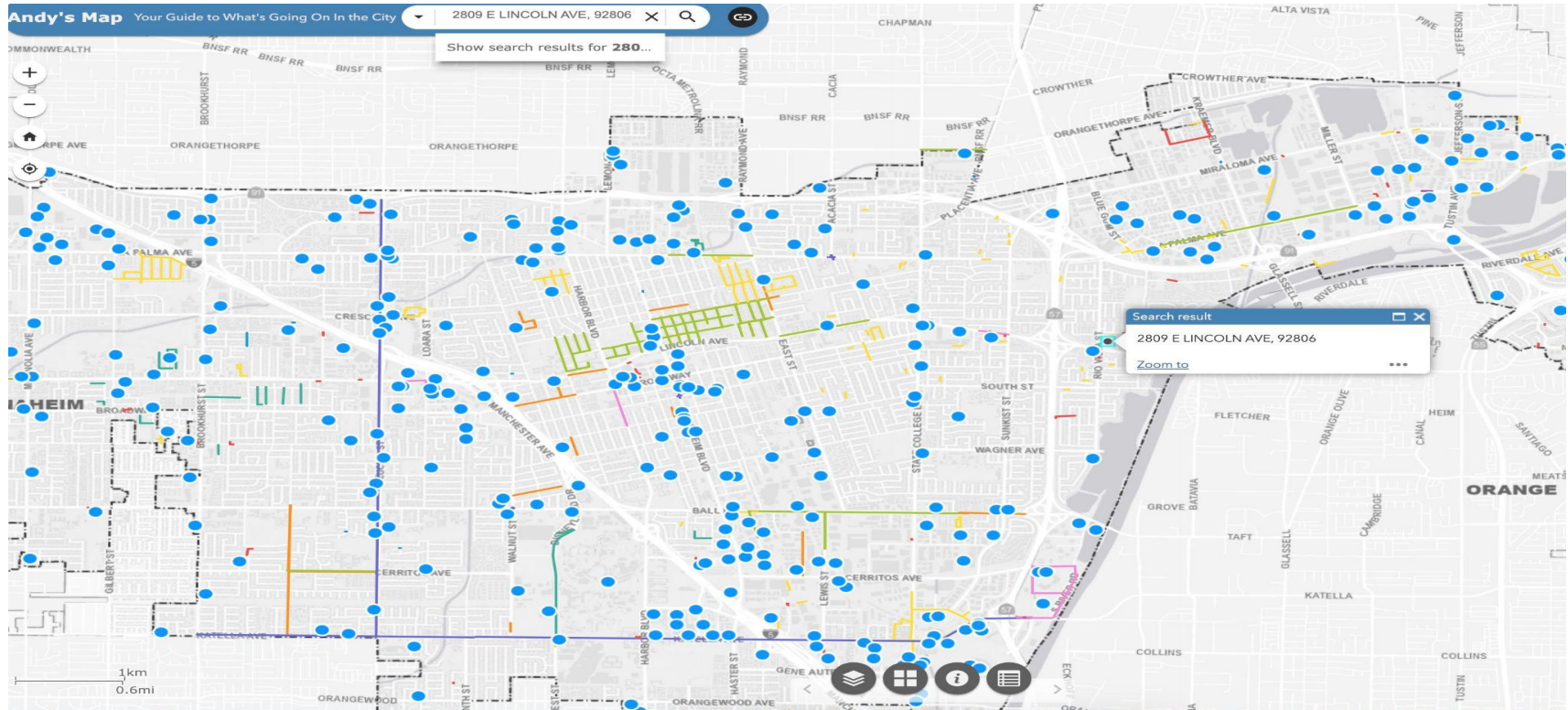


Retail WAREHOUSE SHOWROOM AREA

# ZONING Many Uses Are Allowed Under Anaheim's CG Designation

Commercial General Designation [amlegal.com/api/export-requests/9e254f15-8670-4796-afc8-44c4b965e561/download/](https://amlegal.com/api/export-requests/9e254f15-8670-4796-afc8-44c4b965e561/download/)

Development Activity Map <https://gis.anaheim.net/portal/apps/webappviewer/index.html?id=8b5f58037979419bb9a9a72e9202837b>



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DAVE'S  
APPLIANCE  
APPLIANCE

Debi Myers @ 949-636-4501  
President DRE #01852719

To learn more, please visit:

ICRE Law ICRE™  
30442 Esperanza RSM, CA 92688

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