

# FOR LEASE

## ±15,184 SF Freestanding Industrial Property

1571 S STATE COLLEGE BLVD | ANAHEIM, CA



### PROPERTY FEATURES

- Highly Desirable "Tile Mile" location
- ± 15,184 SF
- ± 890 SF Office/Showroom Space
- 3 Oversized Ground Level Doors  
Two 12' x 12', One 12' x 14' (verify)
- Minimum 16' Warehouse Clearance - Clear Span
- Large Fenced Yard (approx. 11k SF) w/ Sprinklered Canopy
- 400A, 277/480V 3 Phase Power (verify)
- Fully Fire Sprinklered
- Excellent Access to the **5**, **57**, **91** and **22** Freeways
- Extensive Renovations Completed, Including new TPO roof and Skylights!



EXCLUSIVELY OFFERED BY:



**LOREN CARGILE**  
Vice President | Partner  
License #01431329

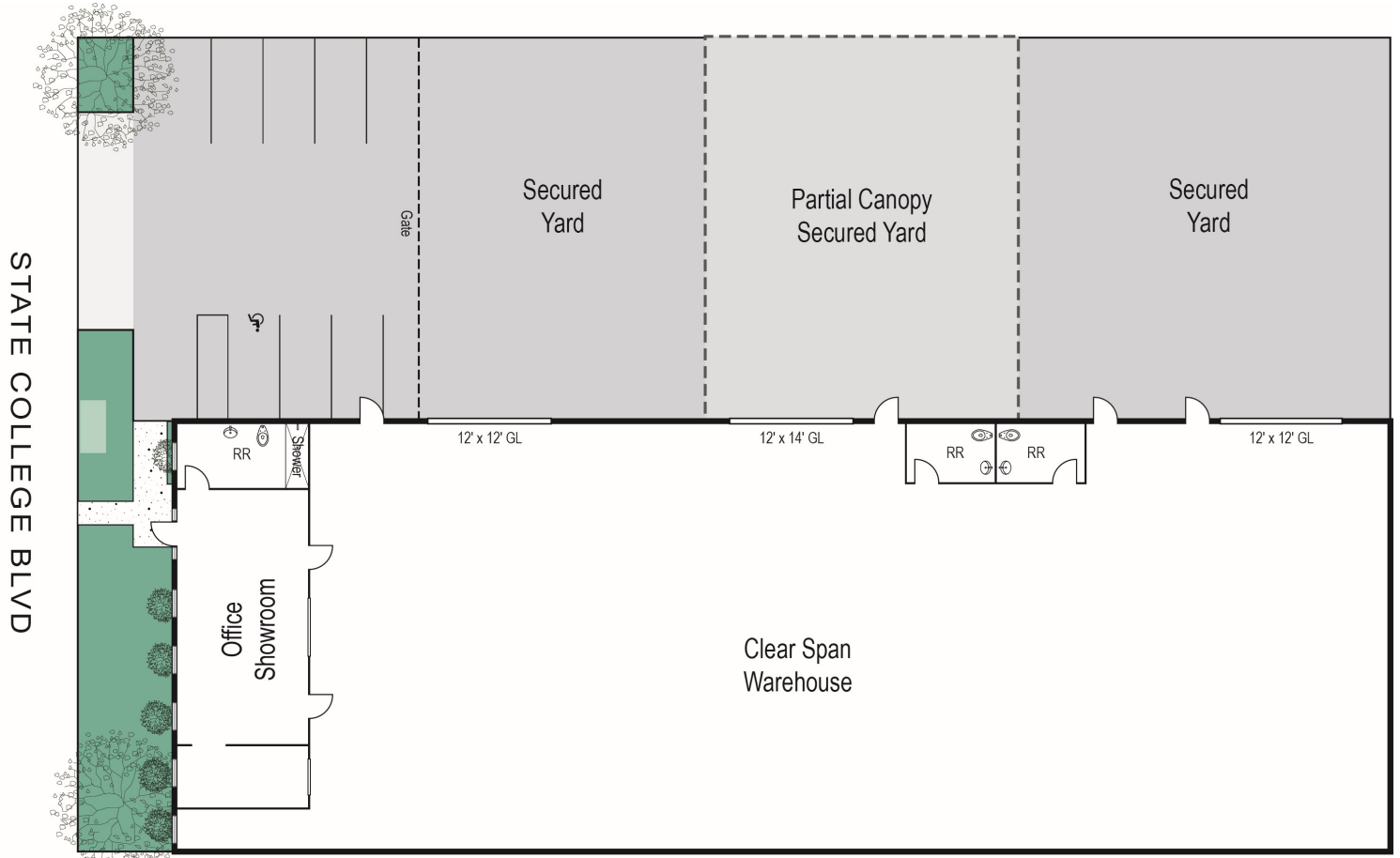
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SITE PLAN



PROPERTY AERIAL



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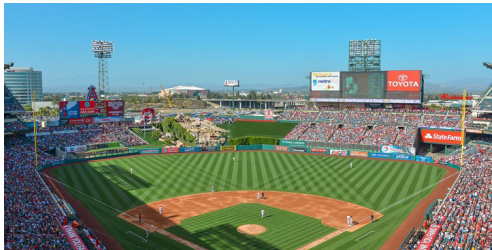
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### LOCATION AERIAL

**CENTRAL ORANGE COUNTY LOCATION:**  
Minutes to Anaheim Stadium, Honda Center, OC Vibe (Under Construction)



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