



2639 W Woodland Drive Anaheim, CA 92801

Office/Industrial Unit For Sale - Rare Ownership Opportunity

Position your business at Woodland Business Park, a professionally managed, multi-tenant industrial community in West Anaheim. Featuring a flexible layout and a highly strategic location, this opportunity is well-suited for owner-users and investors looking to establish a presence in a thriving submarket.

Property Highlights

- *Optimal Office/Warehouse Split: Features ±951 SF (±55%) of functional office area.*
- *Warehouse area with 14' maximum ceiling height (buyer to verify) and one (1) ground-level loading door.*
- *Professional Environment: Well-maintained business park with generous parking and proactive property management.*

Strategic Location

- *Immediate Freeway Access: Ideally situated just off the I-5 and SR-91 freeways, ensuring seamless connectivity for employees, clients, and vendors.*
- *Prime Neighborhood: Located near the major intersection of Magnolia Ave & La Palma Ave in the heart of West Anaheim's industrial hub.*

**Industrial Condo
For Sale**
±1,727 SF

Exclusively Listed By

Leon Chen
DRE # 02109630
Cell: 626-268-9666
Email: leon.chen.LA@gmail.com

Sampson Wu
DRE # 02134228
Cell: 909-828-0808
Email: crebysampson@gmail.com



Industrial Condo For Sale ±1,727 SF

2639 W Woodland Drive, Anaheim, CA 92801



Sampson Wu
Associate
DRE # 02134228
Cell: 909-828-0808
Email: crebysampson@gmail.com

Leon Chen
Associate
DRE # 02109630
Cell: 626-268-9666
Email: leon.chen.LA@gmail.com

Pinnacle Real Estate Group

2633 S Baldwin Ave.
Arcadia, CA 91007
DRE # 01918023

DISCLAIMER:

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.