

FOR SALE

325 N. SHEPARD ST

ANAHEIM, CA

±8,233 SQ. FT. INDUSTRIAL BUILDING

FULL REFURBISHMENT UNDERWAY



PROPERTY FEATURES

- ±8,233 Sq. Ft. Freestanding Industrial Building
- ±1,200 Sq. Ft. of Office Space
- ±17,104 Sq. Ft. Land Parcel
- Built in 2007 with Full Renovation Underway
- 800 Amps, 120/208 Volt Power (Verify)
- Two (2) Ground Level Doors
- 16' Warehouse Clearance
- 2:1,000 Parking Ratio
- Fire Sprinklered (.17/3,000 GPM)
- New Roof Included
- Convenient Access to the 91, 57 and 55 Freeways



MIKE VERNICK, CCIM, SIOR

Senior Vice President, Partner

714.935.2354

mvernick@voitco.com

Lic. # 01420885

Voit
REAL ESTATE SERVICES

HV
HEFNER
VERNICK
TEAM

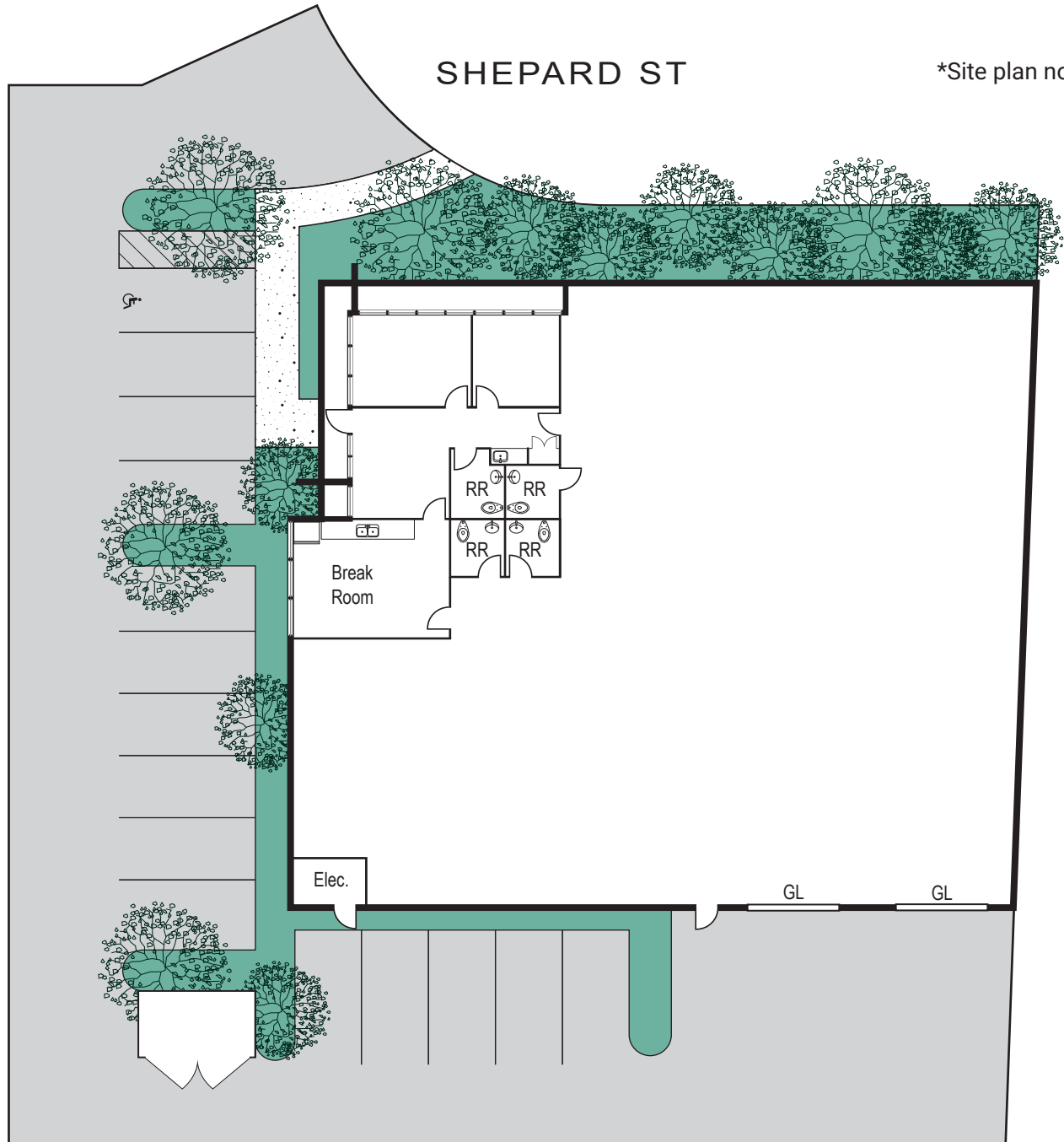
2400 E. Katella Avenue
Suite 750
Anaheim, CA 92806
www.VoitCo.com

FOR SALE

325 N. SHEPARD ST

ANAHEIM, CA

±8,233 SQ. FT. INDUSTRIAL BUILDING



MIKE VERNICK, CCIM, SIOR

Senior Vice President, Partner

714.935.2354

mvernick@voitco.com

Lic. # 01420885

Voit
REAL ESTATE SERVICES



2400 E. Katella Avenue
Suite 750
Anaheim, CA 92806
www.VoitCo.com