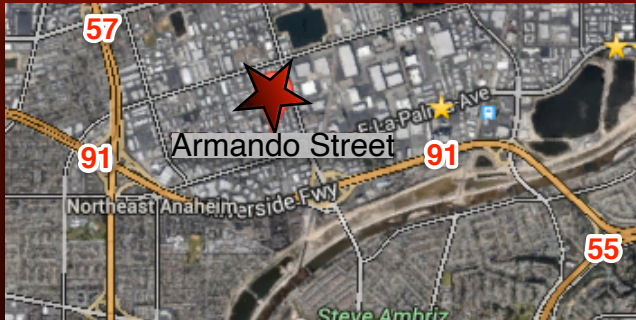


The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

AVAILABLE



ANAHEIM CANYON LOCATION



+/- 8,317 sf Freestanding Building

SECURED Fenced Yard - Bonus Storage Mezzanine

2 Story Highly Upgraded Office Space

**** Upstairs OFFICE + MEZZANINE NOT IN SQUARE FOOTAGE****

2 Ground Level Doors - Drive-Thru Access

~3,300sf 1st Floor Office*

~3,000sf 2nd Story BONUS Office*

BEAUTIFUL Executive Office/Conference Room

Prestigious Anaheim Canyon Location

Security Cameras On-Site*

400 Amps 120/208 Volt*

*verify

You are responsible to independently confirm accuracy & completeness. All dimensions and sizes are gross not net figures and are approximate and unverified.

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

DEREK PAUL

CELL: (714) 932-2748

OFFICE: (951) RE-BROKR

Derek@AshwillAssociates.com



DRE #01846709

Corp. DRE # 01291393

You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction of the suitability of the property to your needs.

The value of this transaction to you depends on tax, and other factors which should be evaluated by your tax, financial and legal advisors.

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