

# FOR LEASE

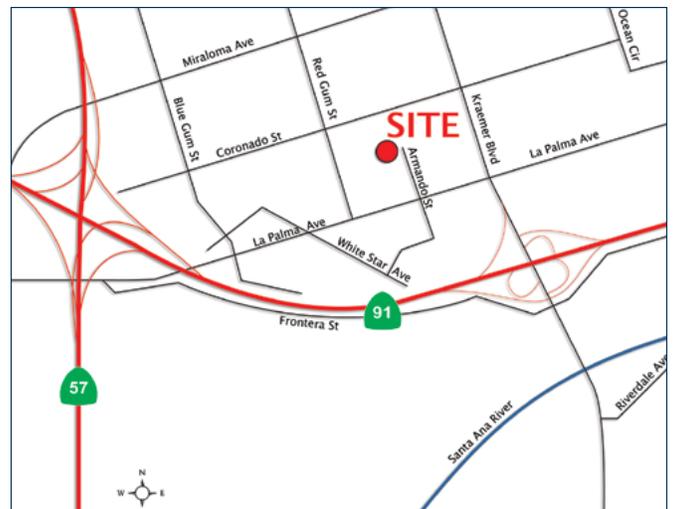
**±10,475 SF**  
Industrial Building

1173 N. ARMANDO STREET | ANAHEIM | CA



## PROPERTY FEATURES

- Approximately 1,500 Sq. Ft. of Office Area
- One (1) Ground Level Door
- One (1) Exterior Truckwell Door
- 400 AMPS, 120/280 Volt Power
- Fenceable Yard Area
- Convenient Freeway Access to 91, 57 and 55 Freeways
- Sublease Through September 30, 2027



**MIKE HEFNER, SIOR**  
Exec. Vice President | Partner  
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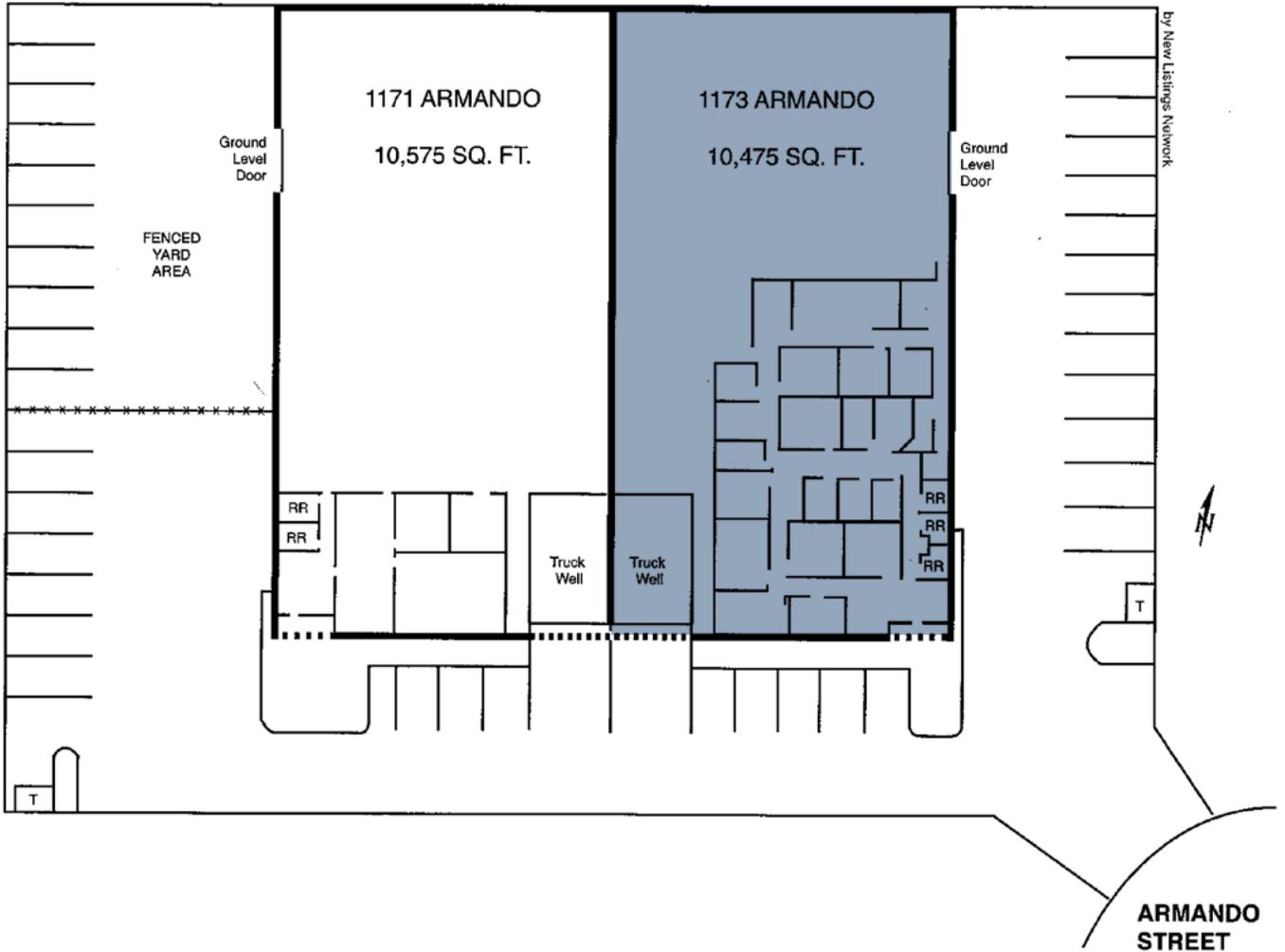
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
100 Bayview Circle, Ste. 600  
Newport Beach, CA 92660

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## SITE PLAN



\*NOT TO SCALE

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