

FOR LEASE

±31,140 SF

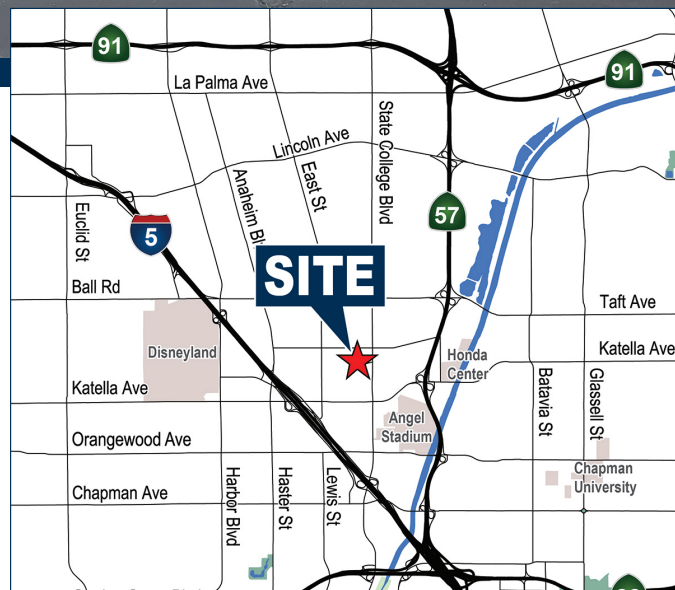
FREESTANDING INDUSTRIAL PROPERTY

1543 S STATE COLLEGE BLVD | ANAHEIM, CA



PROPERTY FEATURES

- Highly Desirable "Tile Mile" Location
- ± 31,140 SF
- ± 2,600 SF Office Space
- 1 Dock High Door, Potentially Expandable to 2
- 2 Ground Level Doors (1 Oversized Door)
- Minimum 16'6" Warehouse Clearance
- Small Fenced Yard
- 600 A, 240 V Power (Verify)
- Fully Fire Sprinklered
- Excellent Access to the  ,  ,  and  Freeways
- Available November 1, 2025—Do Not Disturb Tenant
- **Competitive Gross Lease Rate!**



Exclusively Offered By:

Voit

REAL ESTATE SERVICES

2020 Main Street, Suite 100 | Irvine, CA 92614
License #01991785 www.voitco.com



LOREN CARGILE
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INTERIOR PHOTOS



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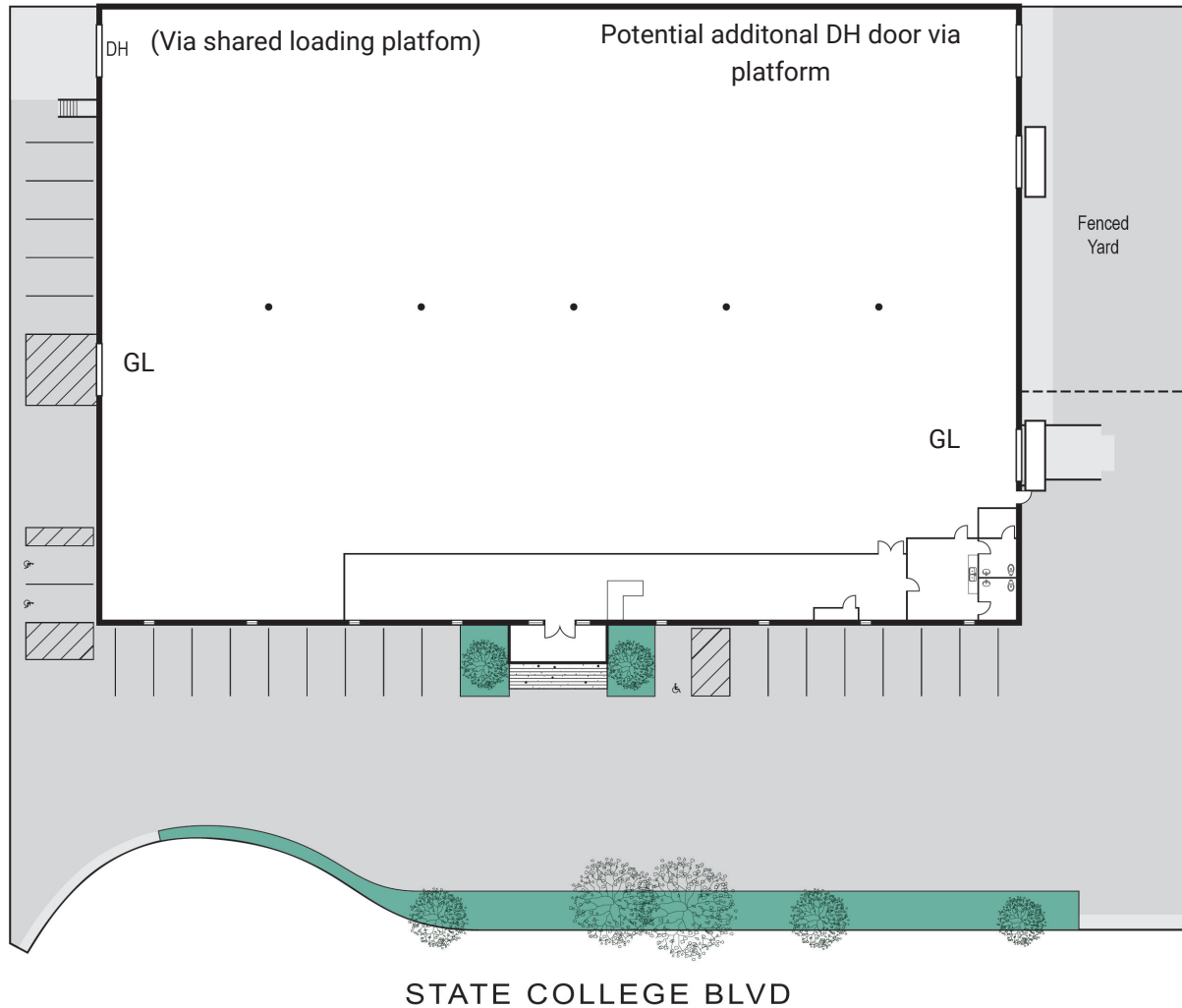
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SITE PLAN



Not to scale

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LOCATION AERIAL



PROPERTY AERIAL



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