

FOR SALE OR LEASE

±25,712 SF
Industrial Building With Large Yard

2821 E. MIRALOMA AVENUE | ANAHEIM, CA



Voit

REAL ESTATE SERVICES

2020 Main Street | Suite 100 | Irvine, California 92614 | 949.851.5100 | 949.261.9092 Fax | www.VoitCo.com

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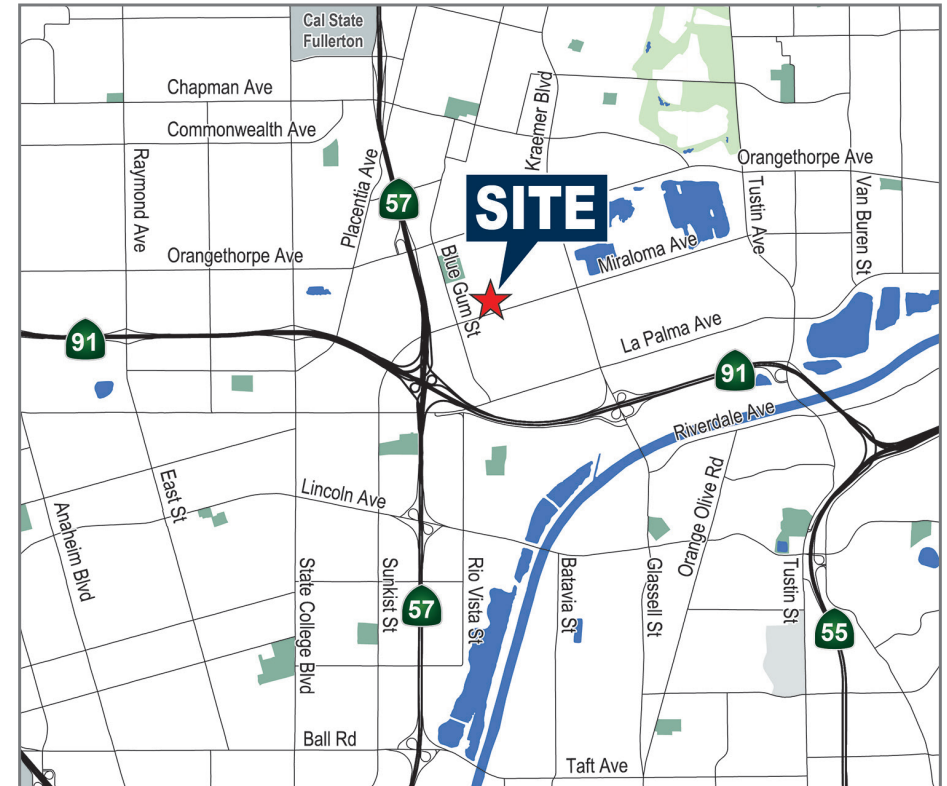
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HIGHLIGHTS

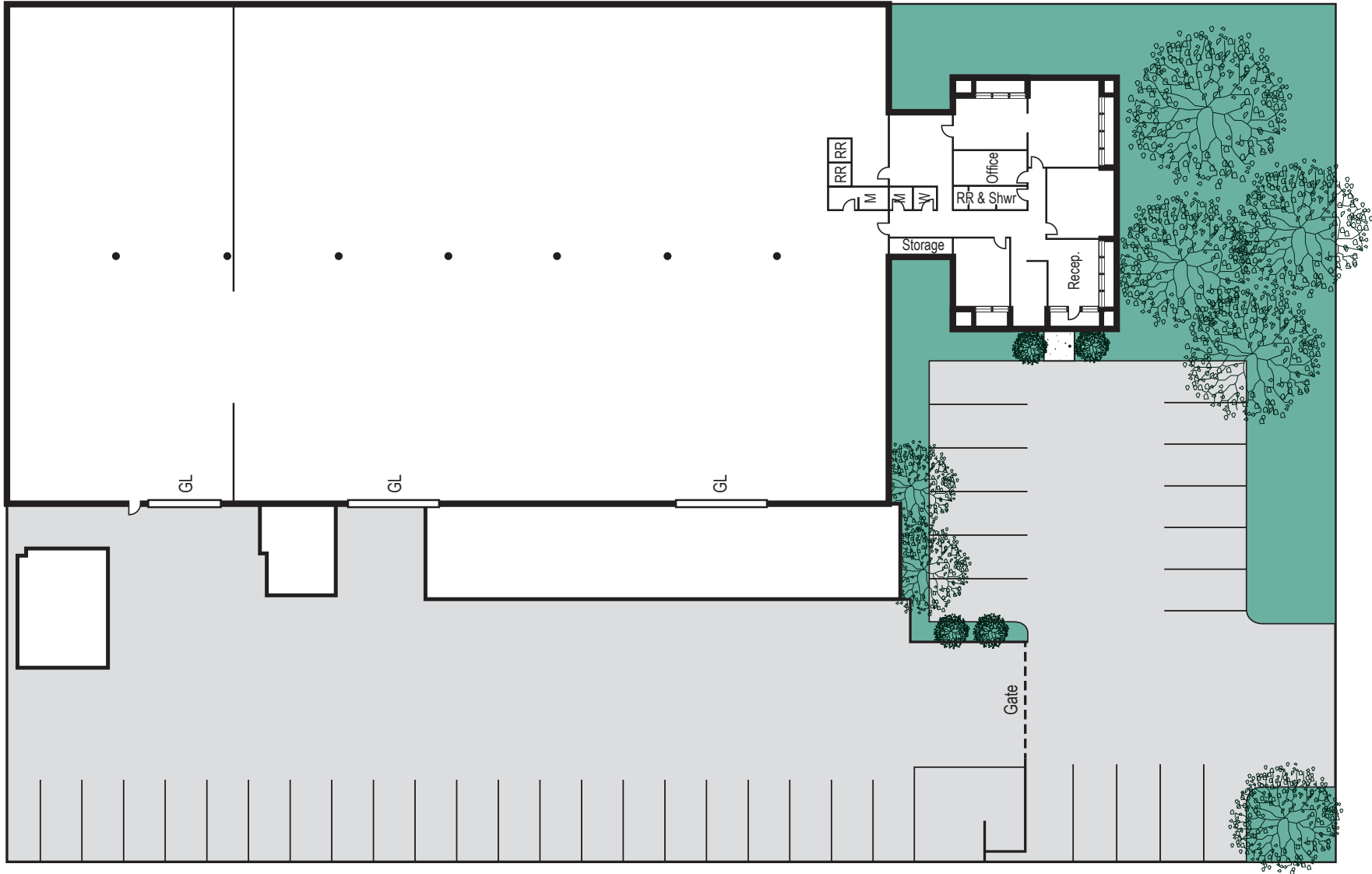
- +25,712 square foot, free-standing industrial building situated on +1.29 acre parcel.
- +2,176 square foot, single story office area
- Heavy power with City of Anaheim utility benefits.
- Desirable East Anaheim; Canyon Business Center location
- Immediate access to the 57 & 91 freeways.
- Central Southern California location with proximity to airports and ports.

BUILDING SPECS

- Paved concrete yard
- 16' - 19' warehouse clearance
- Three (3) oversized grade-level loading doors
- 2,500 AMP power 480V - Well distributed
- ±2.21:1000 parking ratio
- Fire sprinklers throughout warehouse
- Anaheim public utilities offers up to 15% power savings over Southern California Edison
- Water distribution
- Gas lines throughout building



SITE PLAN



MIRALOMA AVE

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