

SALE/LEASE

±63,515 SF CORPORATE HQ BUILDING | ±27,850 SF REMAINING

4155 E. LA PALMA AVENUE
SUITE 150
ANAHEIM, CA



CANYON BUSINESS PARK

Anaheim

Ben Seybold

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CAPROCK
PARTNERS

CBRE

CANYON BUSINESS PARK

Anaheim

4155 E. La Palma Ave.

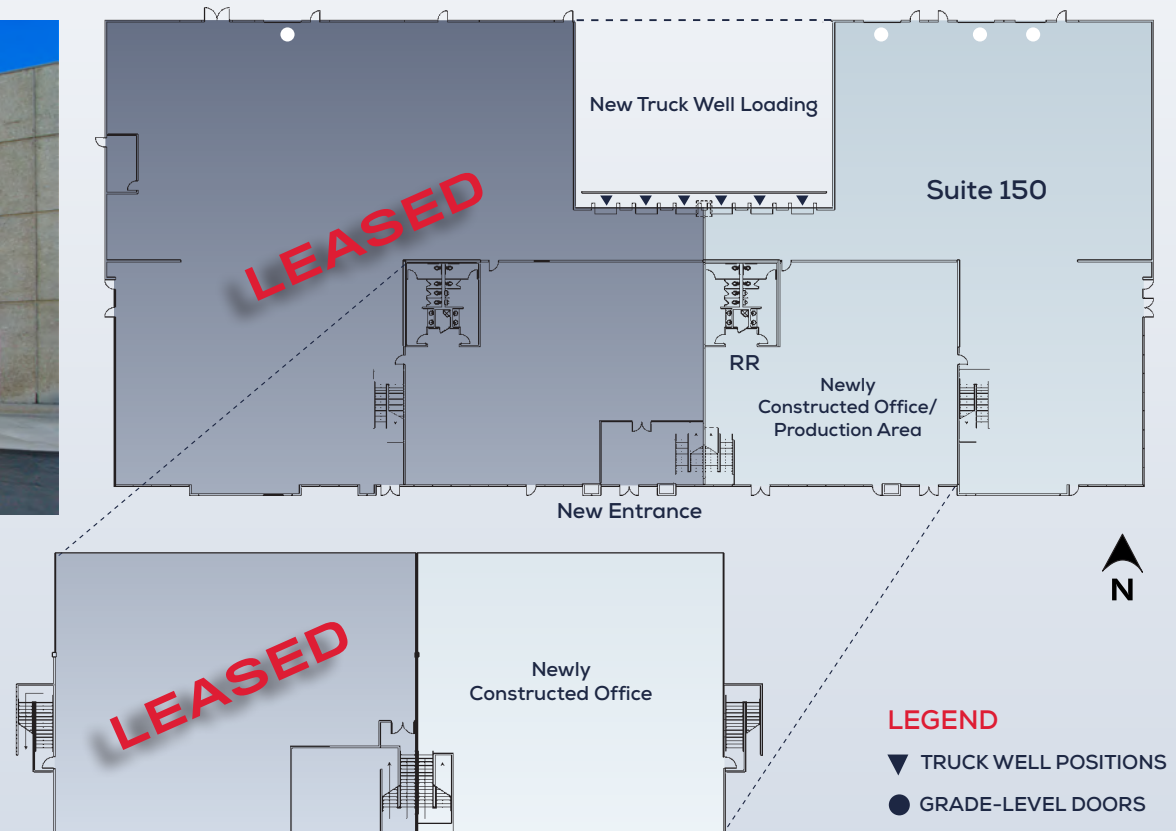
- ±63,515 SF Industrial Building
- ±25,289 SF Total Office
 - ±12,844 SF 1st Floor Office
 - ±12,445 SF 2nd Floor Office
- Six (6) Truck Well Positions
- Four (4) Grade-Level Doors

Suite 100

- ±35,665 SF Industrial Unit
- ±13,439 SF Total Office
 - ±6,954 SF 1st Floor Office/Production Area
 - ±6,485 SF 2nd Floor Office
- Three (3) Truck Well Positions
- One (1) Grade-Level Door

Suite 150

- ±27,850 SF Industrial Unit
- ±11,850 SF Total Office
 - ±5,890 SF 1st Floor Office/Production Area
 - ±5,960 SF 2nd Floor Office
- Three (3) Truck Well Positions
- Three (3) Grade-Level Doors



SALE/LEASE

CORPORATE HQ INDUSTRIAL SPACE

±27,850 SF REMAINING

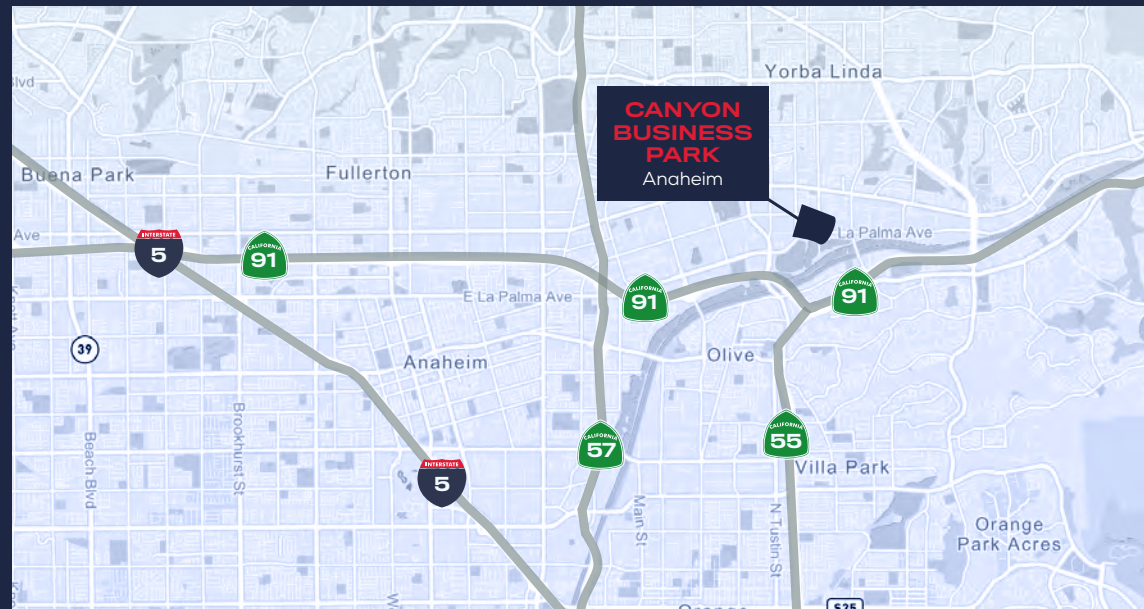
SALE/LEASE

±27,850 SF REMAINING | CORPORATE HQ INDUSTRIAL SPACE



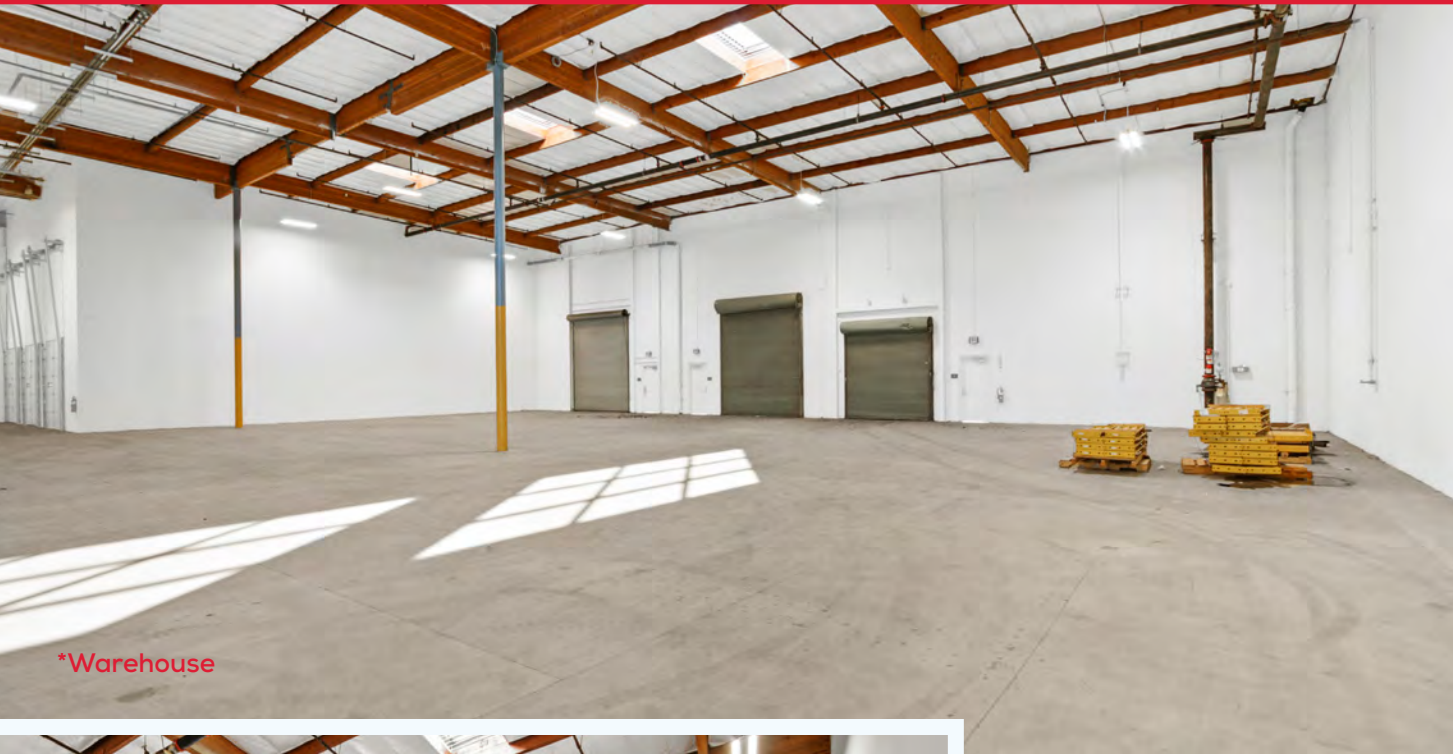
PROJECT FEATURES

- Major Renovations Just Completed
- Newly Constructed Office Areas
- High-Image Freestanding Building
- Secured Truck Court / Yard Area
- ±3.20 Acre Lot Area
- ±26' Minimum Clear Height
- Fire Sprinklered
- Heavy Power (2,000 Amps Total Power)
- 3:1,000 Parking Ratio (verify)
- Multiple Ingress/Egress Points
- Anaheim Technology Corridor Location
- Close Proximity to I-5, 55, 57 & 91 Freeways



4155 E. LA PALMA AVENUE, SUITE 150 | ANAHEIM, CA

±27,850 SF REMAINING



*Warehouse



*Loading



*Warehouse



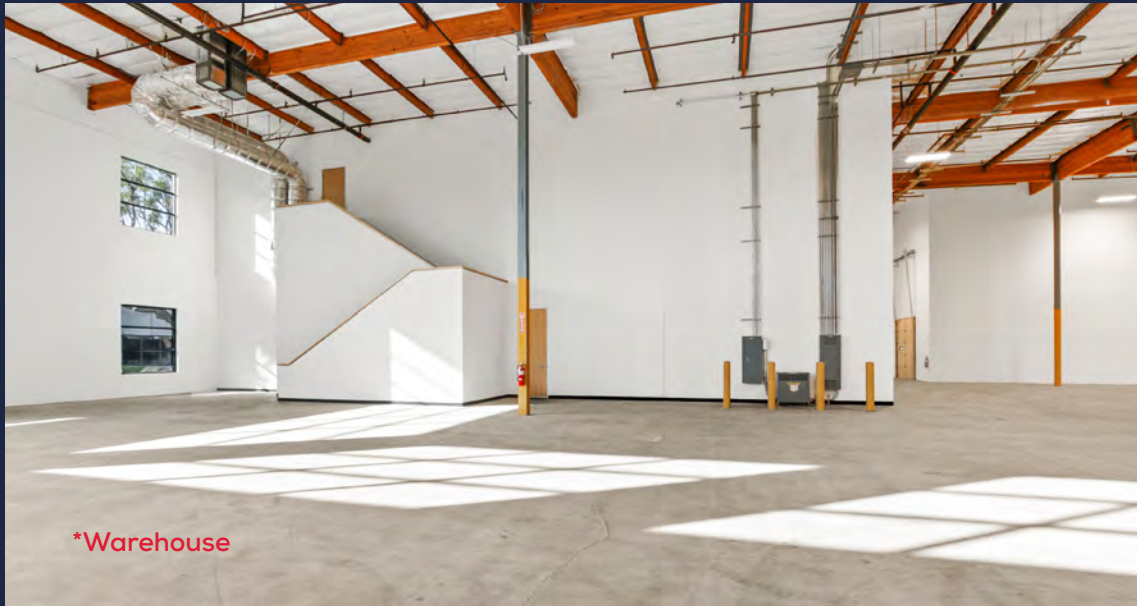
*First Floor Lobby

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*Second Floor Office

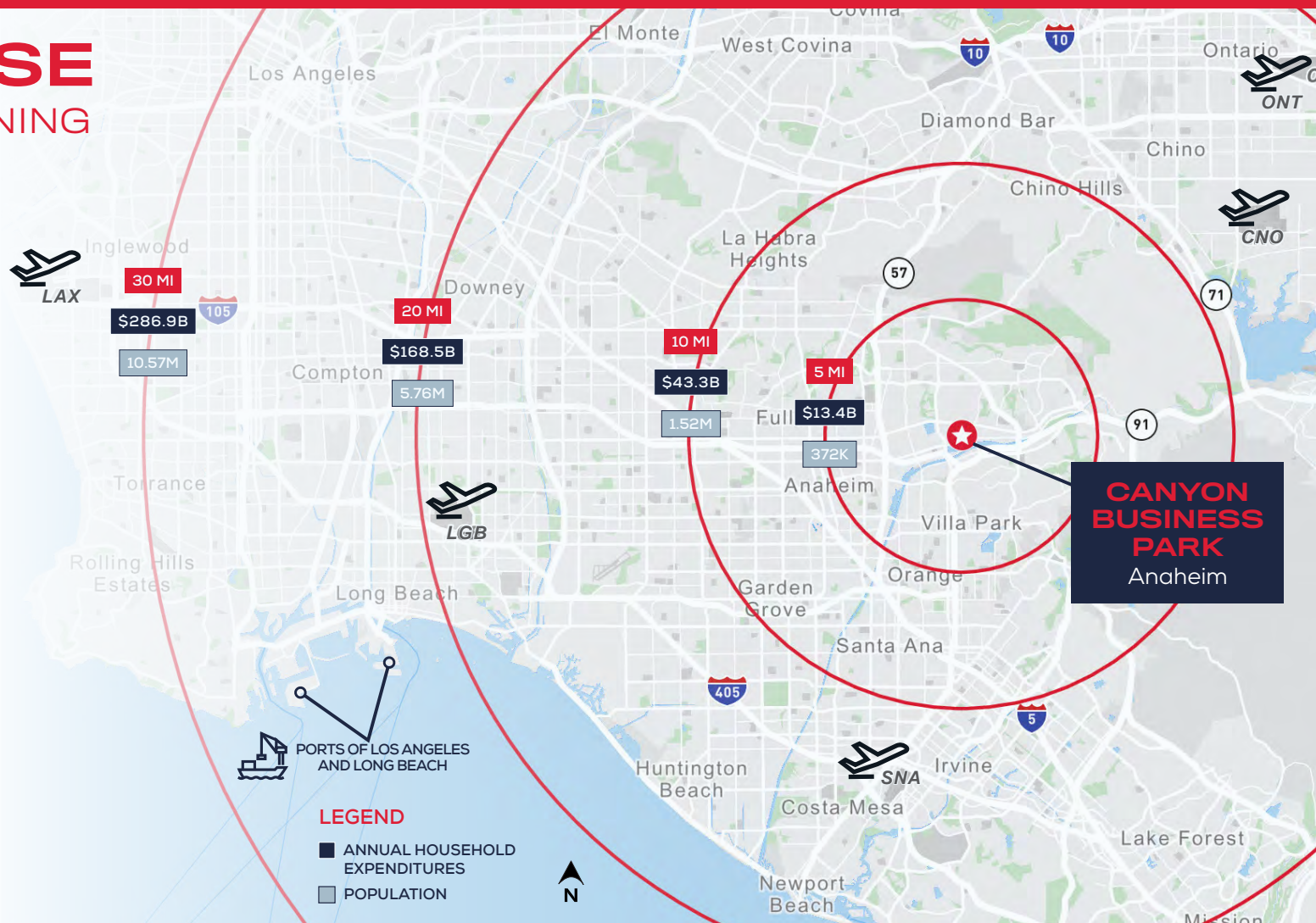


*Warehouse

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