

SUBLEASE

2020 E.

ORANGETHORPE

ANAHEIM, CA 92806

\$1.20 MG

NEWMARK

±21,225 SF Freestanding Industrial Warehouse,  
Showroom, Manufacturing Building

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±21,225 SF

AVAILABLE FOR SUBLEASE

## HIGHLIGHTS



Sublease term through July 31, 2025 (longer term possible)



±11,000 SF HVAC showroom/warehouse area



17 foot minimum ceiling height



4 GL roll-up doors



Private fenced yard (approx. 6,700 SF)



40 car parking



1200 amps, 3 phase, 120/240 volt power



New LED lighting and ridge ducting throughout



Fully sprinklered



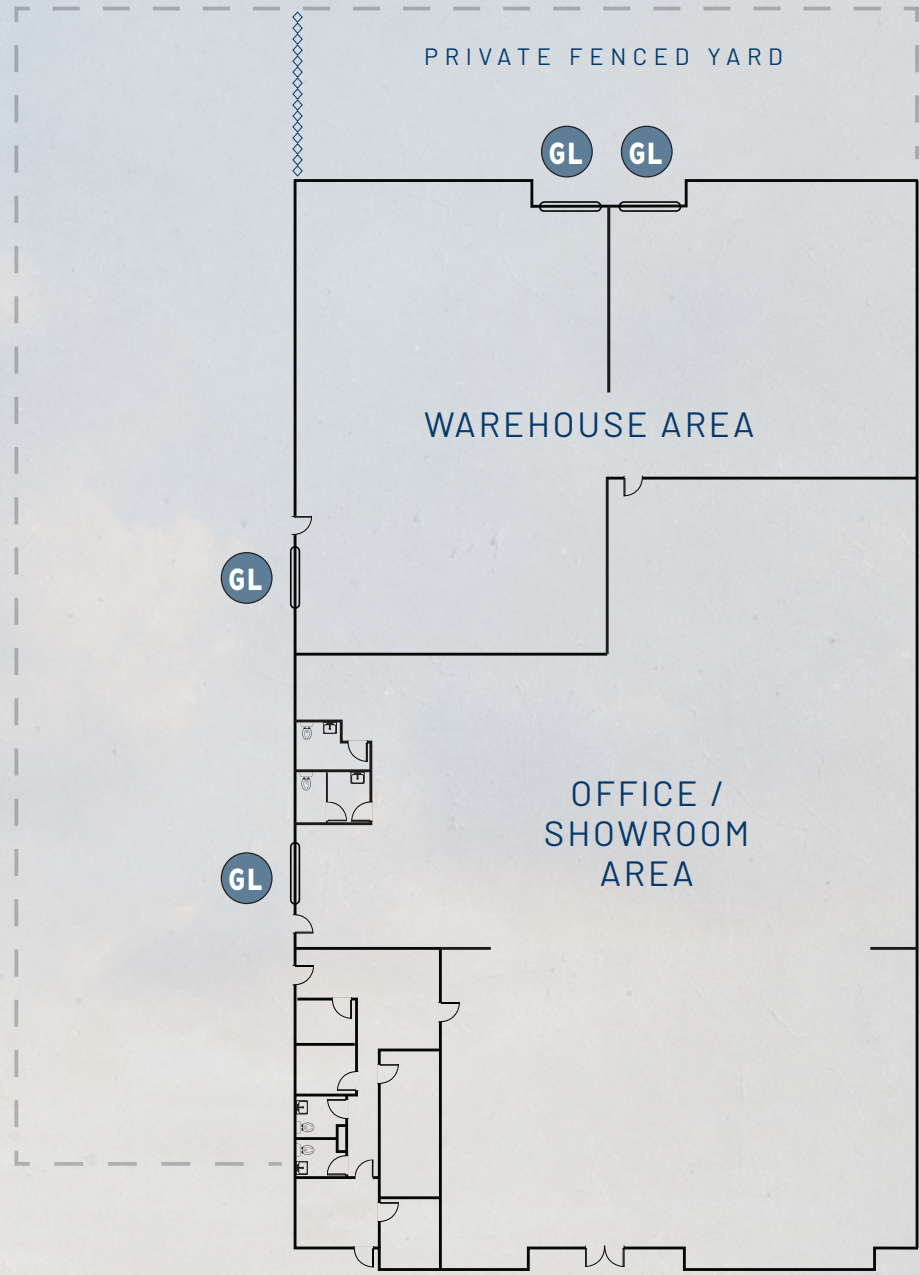
Easy access to 91 and 57 freeways





# FLOOR PLAN

NEWMARK



±21,225 SF

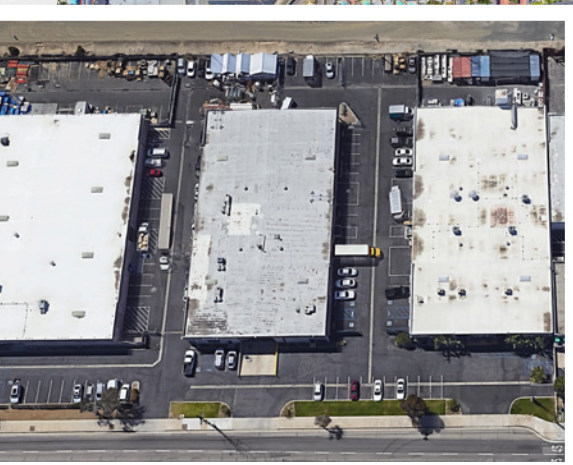
Located @ corner of  
**E. Orangethorpe &  
S. State College**

# Aerial View

## 2020 E. ORANGETHORPE

E. ORANGETHORPE AVENUE

S. STATE COLLEGE BOULEVARD



ANAHEIM, CA 92806

±21,225 SF



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ORANGETHORPE



NEWMARK

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