

# FOR LEASE

# ±21,050 SF

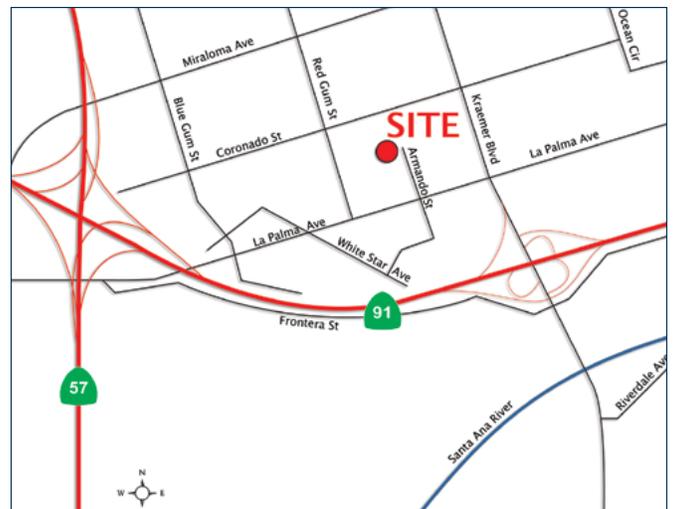
Industrial Building

1171 & 1173 N. ARMANDO STREET | ANAHEIM | CA



## PROPERTY FEATURES

- Approximately 2,540 Sq. Ft. of Office Area
- Two (2) Ground Level Doors
- Two (2) Exterior Truckwell Doors
- 400 AMPS, 120/280 Volt Power (Verify)
- Large Yard Area
- Fire Sprinklered
- ±16' Warehouse Clearance
- Convenient Freeway Access to 91, 57 and 55 Freeways
- Sublease Through September 30, 2027



**MIKE HEFNER, SIOR**  
Exec. Vice President | Partner  
License #00857352  
(714) 935-2331  
mhefner@voitco.com

**BRENDEN HEFNER**  
Senior Associate  
License #02114046  
(714) 935-2326  
bhefner@voitco.com

**Voit**  
REAL ESTATE SERVICES  
2400 E. Katella Avenue, Ste. 750  
Anaheim, CA 92806



**HEFNER  
VERNICK  
TEAM**

**TOM WEST**  
Sr. Vice President | Principal  
License #01097727  
(949) 724-4749  
twest@lee-associates.com

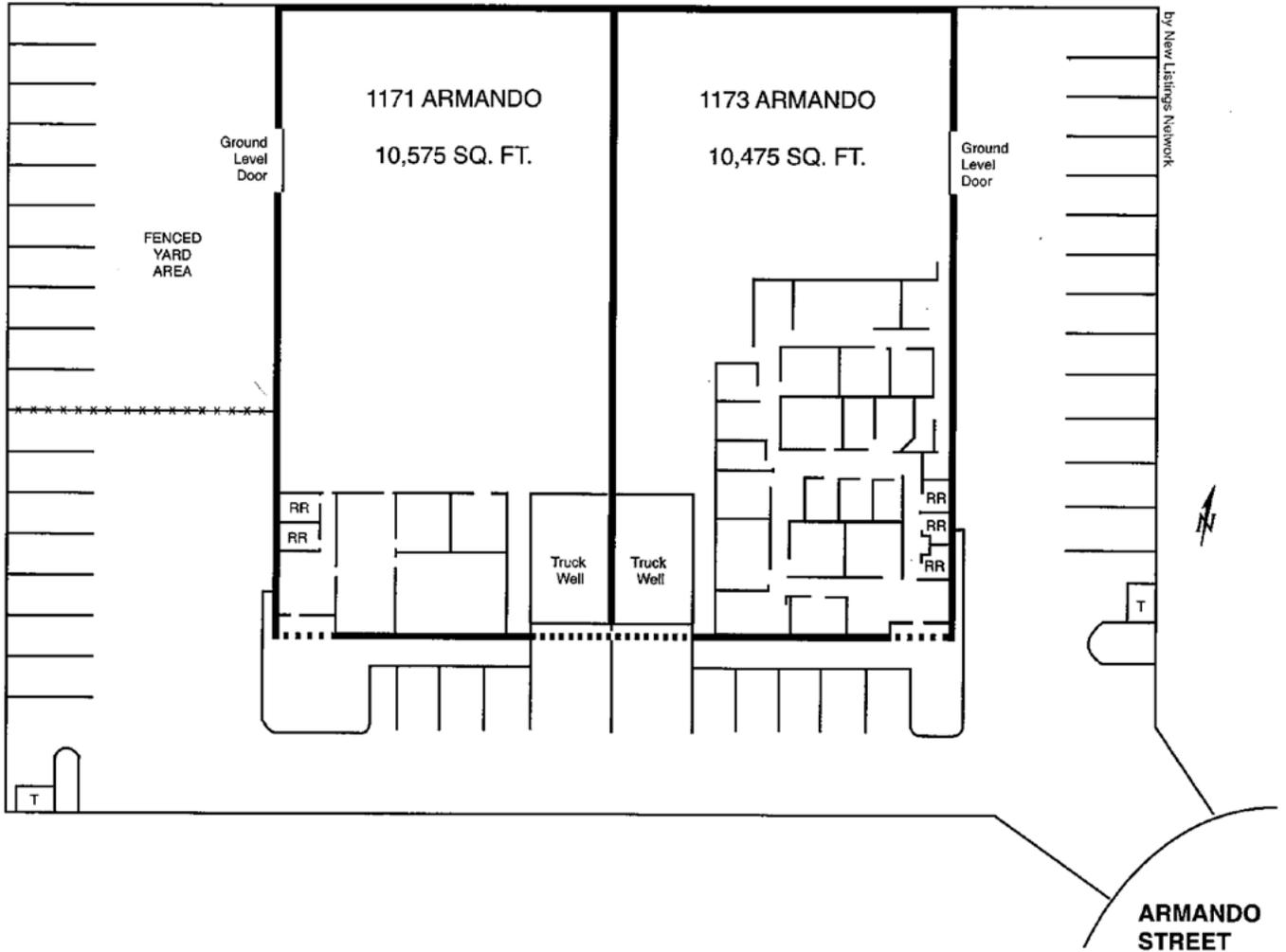
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
100 Bayview Circle, Ste. 600  
Newport Beach, CA 92660

# FOR LEASE

**±21,050 SF**  
Industrial Building

1171 & 1173 N. ARMANDO STREET | ANAHEIM | CA

## SITE PLAN



\*NOT TO SCALE

**MIKE HEFNER, SIOR**  
Exec. Vice President | Partner  
License #00857352  
(714) 935-2331  
mhefner@voitco.com

**BRENDEN HEFNER**  
Senior Associate  
License #02114046  
(714) 935-2326  
bhefner@voitco.com

**Voit**  
REAL ESTATE SERVICES  
2400 E. Katella Avenue, Ste. 750  
Anaheim, CA 92806

**HV**  
HEFNER  
VERNICK  
TEAM

**TOM WEST**  
Sr. Vice President | Principal  
License #01097727  
(949) 724-4749  
twest@lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
100 Bayview Circle, Ste. 600  
Newport Beach, CA 92660