

FOR SALE

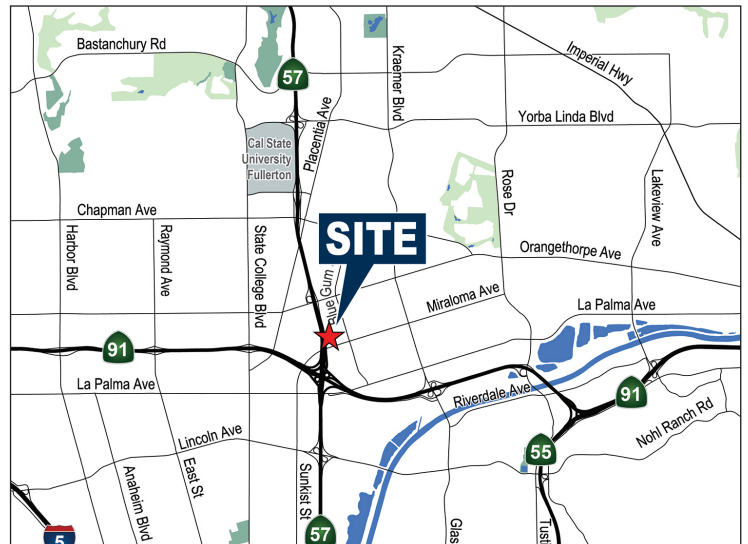
1325 BLUE GUM STREET
ANAHEIM, CA 92806

±16,500 SF INDUSTRIAL BUILDING FOR SALE



PROPERTY FEATURES

- An approximate 16,500 sq. ft. industrial building
- ± 2,458 sq. ft. of office space including restrooms
- 2 Ground Level Loading Doors
- 17' minimum warehouse ceiling (need to verify)
- 800 Amps 120-208 Volt Power; 3 Phase (verify)
- Orange (57) Freeway Signage and Exposure
- Large Exclusive Fenced Yard Area
- ESFR Fire Sprinklere System
- Low and Reliable Anaheim Power Electrical Rates
- Immediate Access to Costa Mesa (55), Riverside (91) and Orange (57) Freeways



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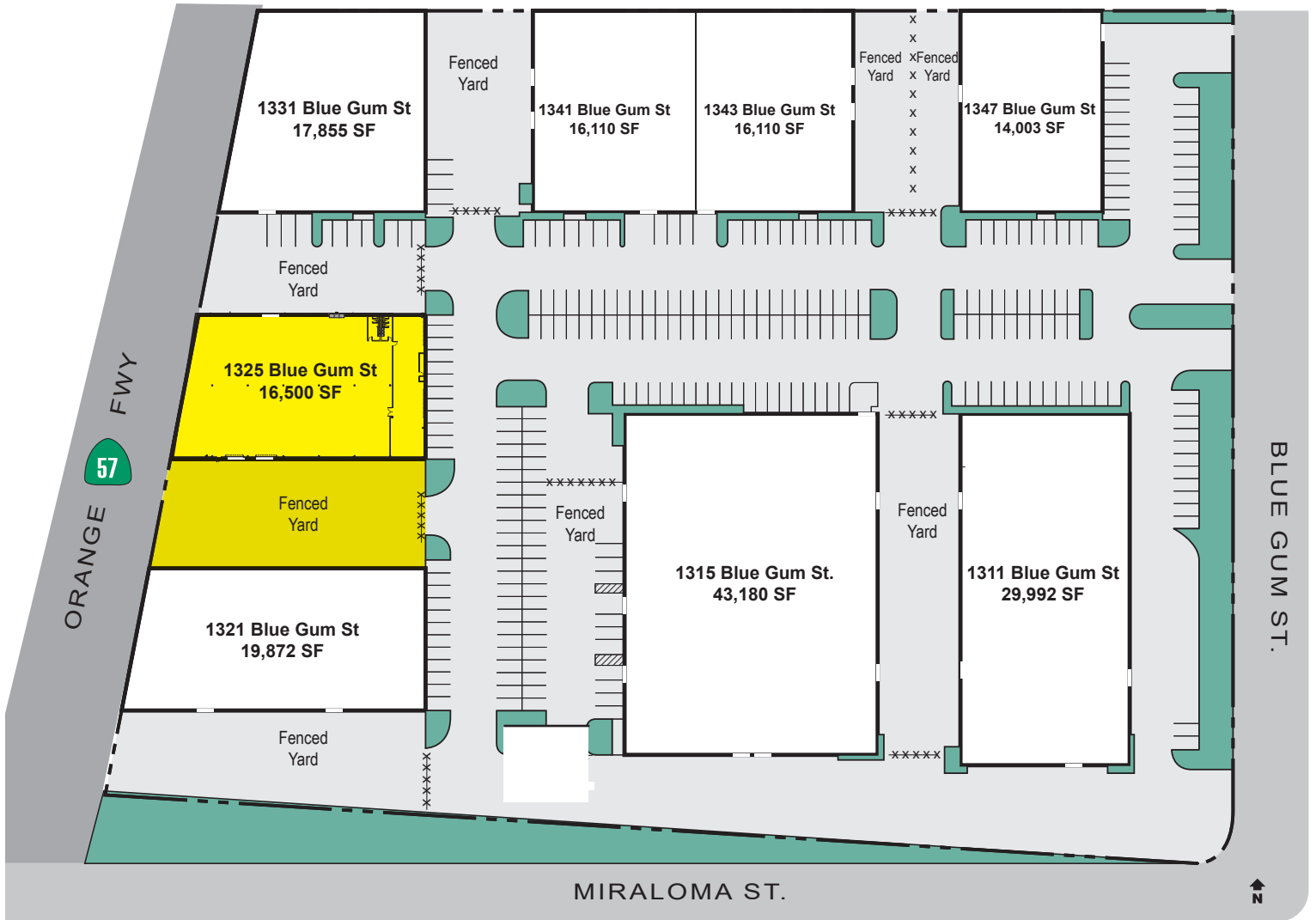
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REAL ESTATE SERVICES

**THE ZEHNER
DAVENPORT**
INDUSTRIAL GROUP

SITE PLAN

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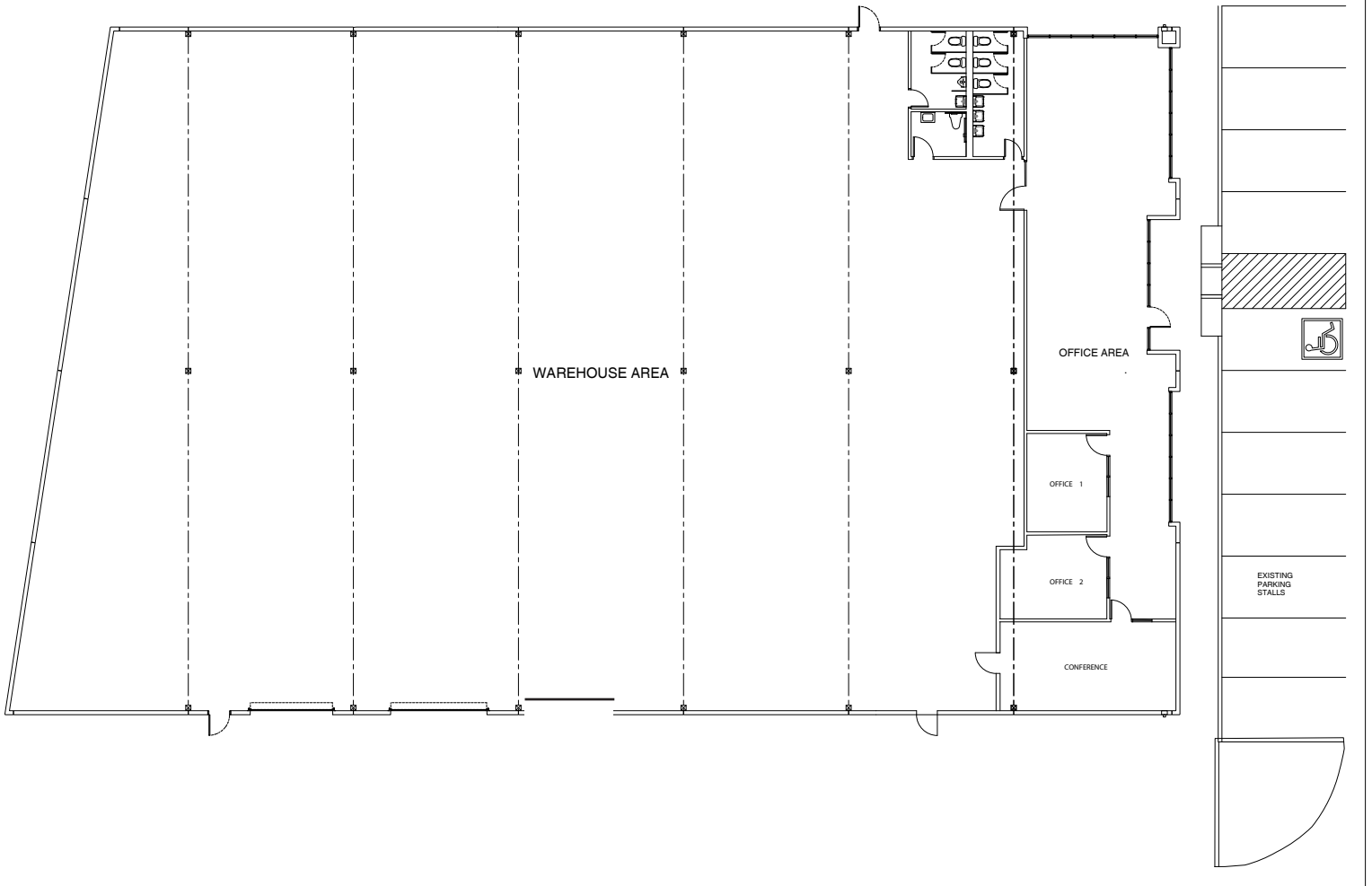
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FLOOR PLAN

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