

1211 N. MILLER STREET  
ANAHEIM, CALIFORNIA

±205,674  
SQUARE FEET  
FOR LEASE

A Quality Asset  
Owned By:

**nuveen**  
REAL ESTATE

**Voit**  
REAL ESTATE SERVICES

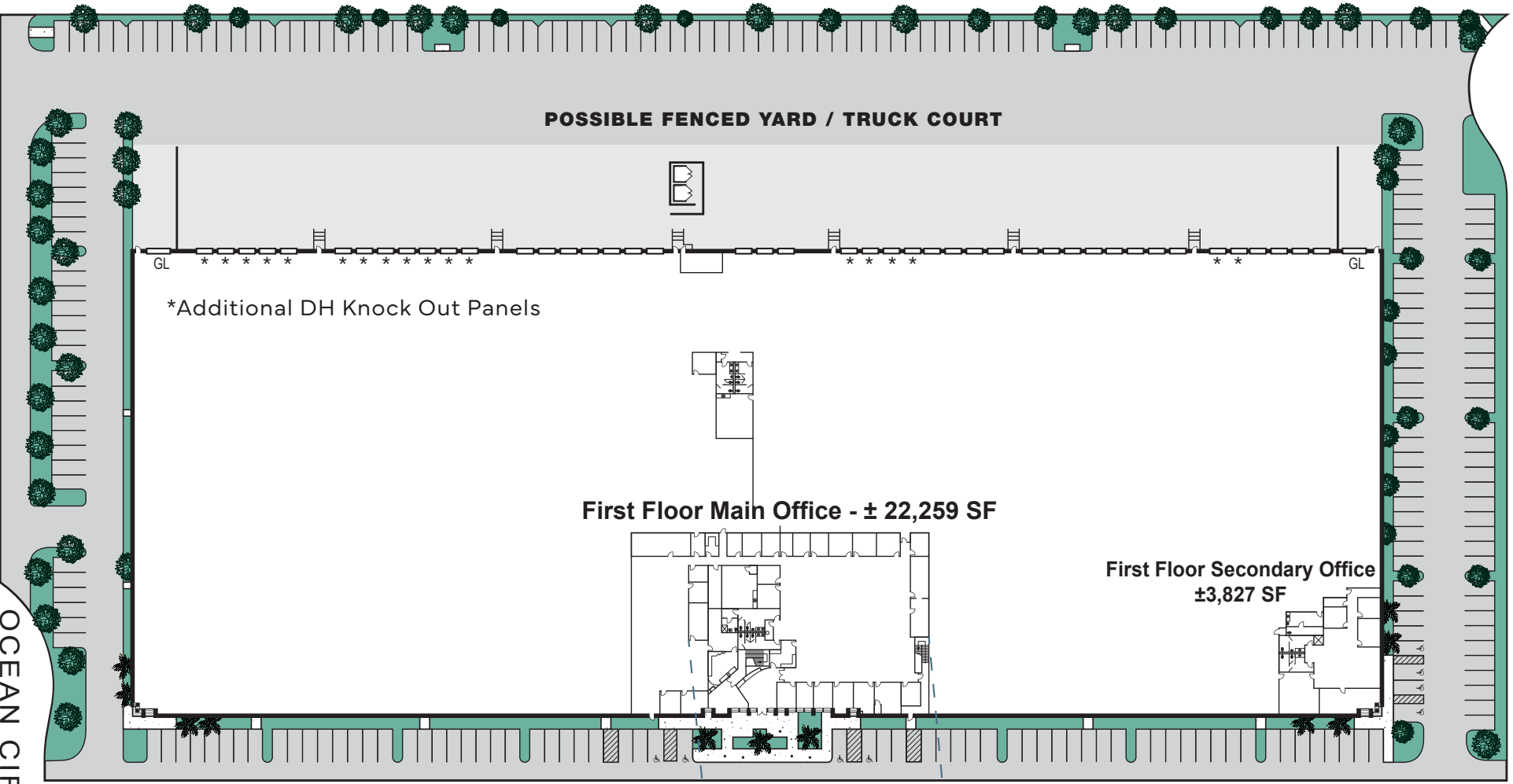
**HV** HEFNER  
VERNICK  
TEAM



Voit Real Estate Services is pleased to present a rare opportunity to lease a premier corporate headquarters facility totaling approximately 205,674 square feet in the epicenter of the North Orange County industrial market. Located at 1211 North Miller Street, in the city of Anaheim, CA, the property offers exceptional freeway accessibility with the Orange (57) Freeway ( $\pm 1.52$  miles from site) and the Riverside (91) Freeway ( $\pm 0.6$  miles From site)—providing efficient commuting throughout Orange and Los Angeles Counties, as well as direct access to the Inland Empire.

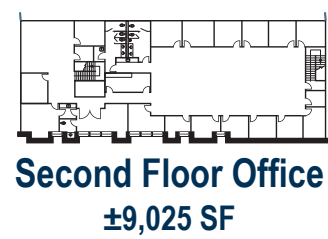
Featuring an exceptional interior office environment, which can be modified to suit, state of the art warehouse clearance and excellent site circulation, the property provides several key benefits for any tenant seeking the best in class business accommodations. Power is provided by the City of Anaheim, ensuring reliable infrastructure support for industrial operations, but also benefiting industrial tenants with electrical utility savings. Institutionally owned and managed, the property has the modern features and operational stability to provide an environment for any business to thrive.

<b>Building Size:</b>	$\pm 205,674$ Square Feet
<b>Office Space:</b>	$\pm 35,111$ SF Two Story Office Space <i>(Can Be Reduced)</i>
<b>Dock Doors:</b>	44 Dock High Loading Doors (Knock Out Panels)
<b>Grade Doors:</b>	2 Grade Level Loading Doors
<b>Power:</b>	3,000 Amps 277/480 Volt (Verify)
<b>Clear Height:</b>	30' Minimum
<b>Parking:</b>	254 Auto Stalls (Expandable)
<b>Yard:</b>	Massive $\pm 2.5$ Acre Fenced Yard/Truck Court
<b>Sprinklers:</b>	.60 GPM/3,000
<b>Truck Court:</b>	140'
<b>Site Access:</b>	Drive Around Building - Dual Access Points
<b>Column Spacing:</b>	52' x 50'

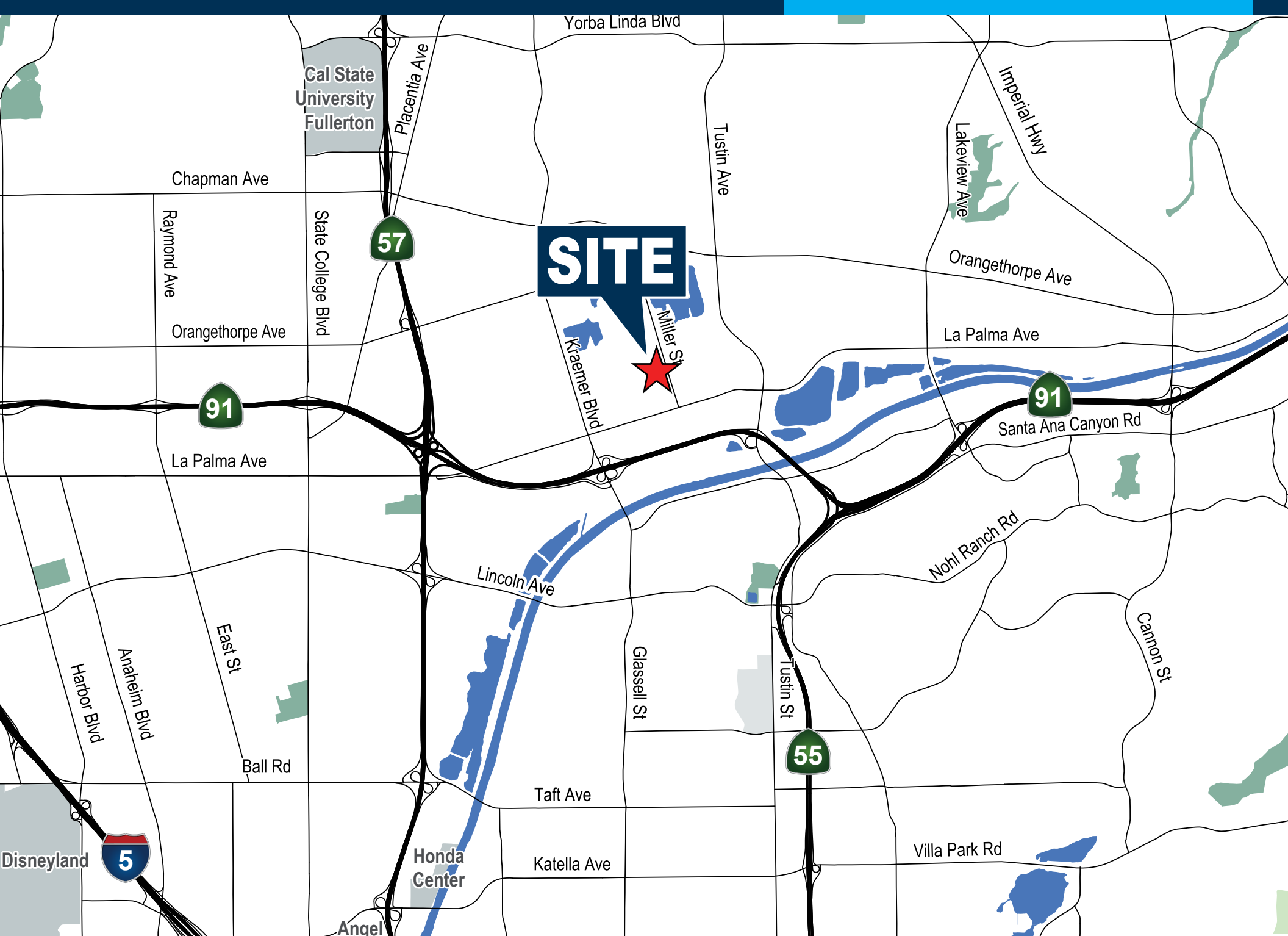


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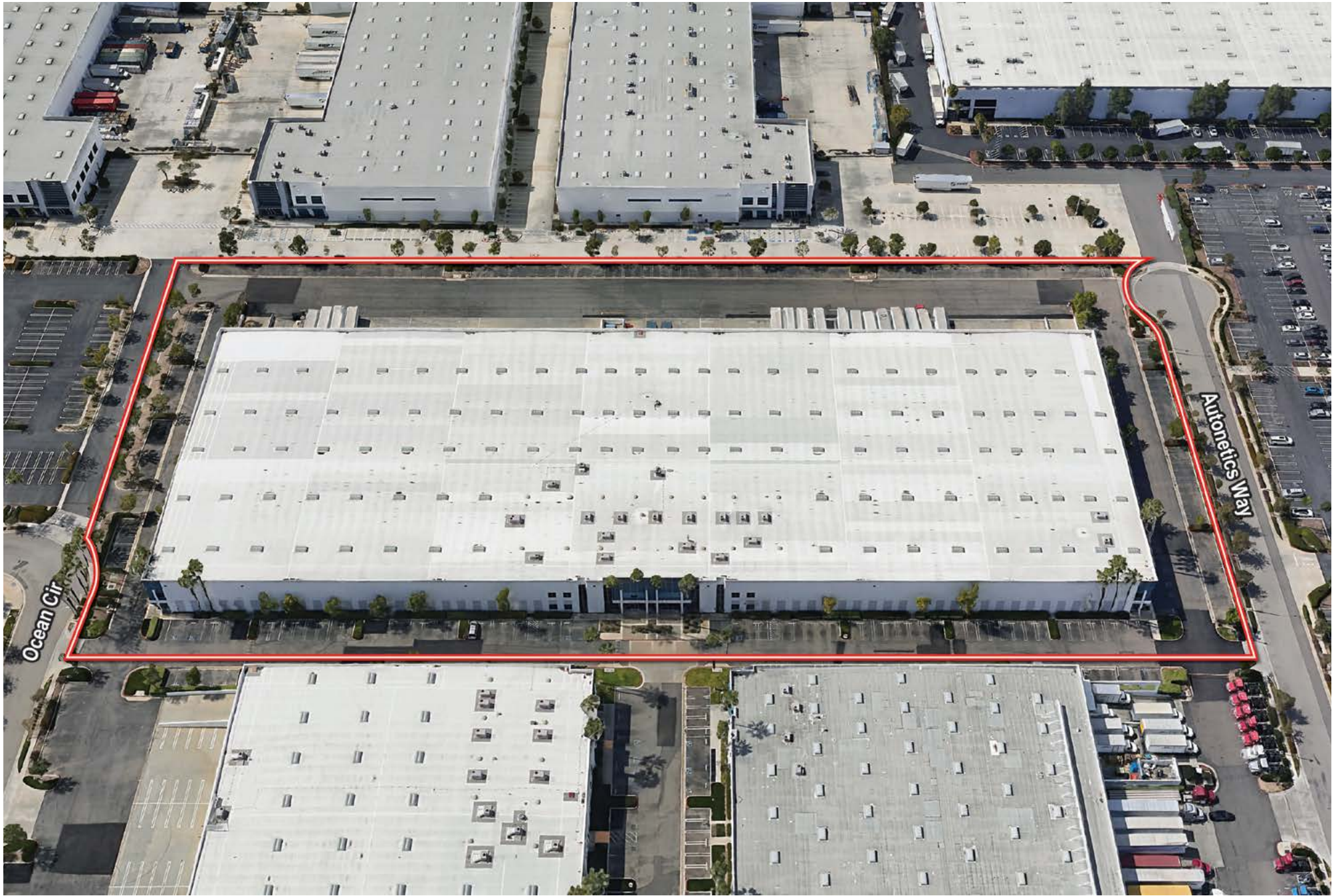
**Second Floor Office**  
±9,025 SF



**SITE**



AERIAL



AERIAL



**1211** N. MILLER STREET  
ANAHEIM, CALIFORNIA

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