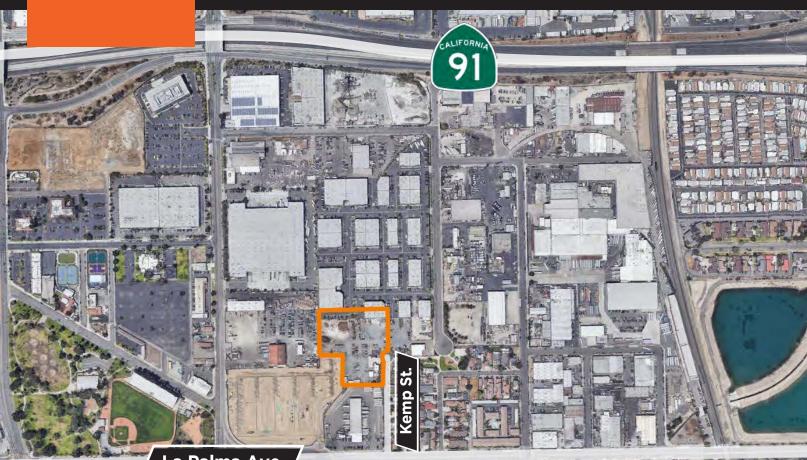
FOR LEASE

## **INDUSTRIAL OUTDOOR STORAGE YARD** 1041 N. Kemp Ave, Anaheim, CA





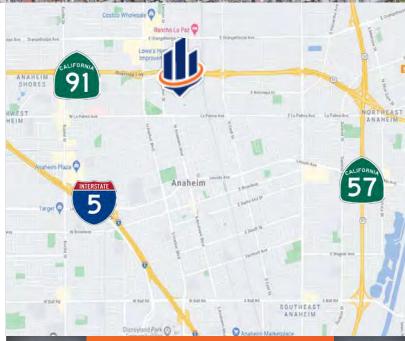
La Palma Ave

## Property Highlights

- +/- 3.072 Acres
- Automated Gate & Yard Lighting

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- <u>City of Anaheim Industrial Zoned</u> (confirm use)
- Cul-de-Sac Location
- Direct Access to 91 / 5 / 57 Freeways
- 1,367 ft<sup>+</sup> Office Building
- 968 ft<sup>+</sup> Garage/Storage Building
- Asking Lease rate \$.47 psf Gross
- Option to demise to +/- 2ac & +/- 1 acre yards



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