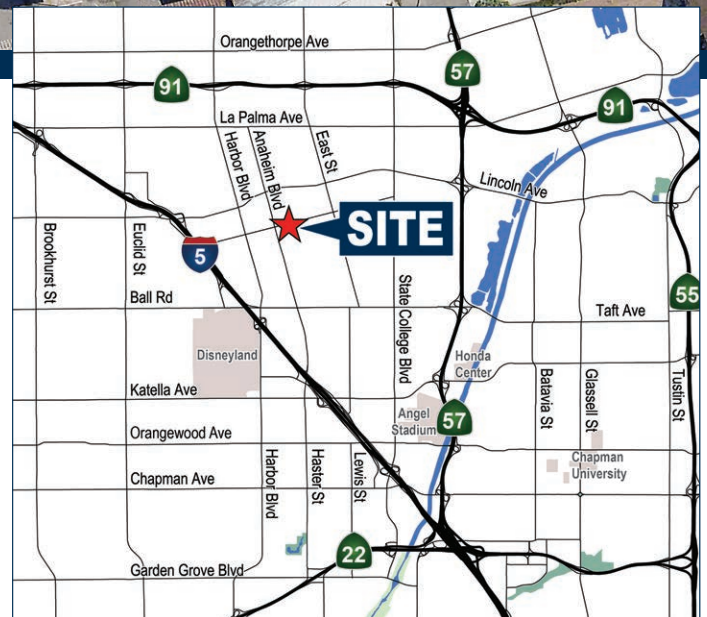


# FOR SALE

# ±13,008 SF INDUSTRIAL/OFFICE WITH LARGE YARD

501 S. OLIVE STREET | ANAHEIM, CA



## PROPERTY FEATURES

- Two free-standing buildings totaling approximately 13,008 sf on 36,917 sf of land (0.85 acres). **Site is zoned industrial.**
- One property is currently 100% office (+/- 3,200 SF) and currently in shell condition. The current owner has almost completed conditional use permitting to allow for office use in this structure, which allows for a wide variety of businesses able to utilize the site.
- The warehouse portion has four (4) dock-high doors and one (1) grade level ramp with cross deck capability.
- Two-story offices in the warehouse building (approx. 2,000 sf). The offices have been completely renovated.
- 18' warehouse clearance
- 400 amps
- Large secure gated yard area on both sides of the property.
- Ideal central Anaheim location with proximity to the 5, 57 and 91 Freeways.

**GARRETT MCCLELLAND**

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REAL ESTATE SERVICES

# FOR SALE

501 S. OLIVE STREET | ANAHEIM, CA



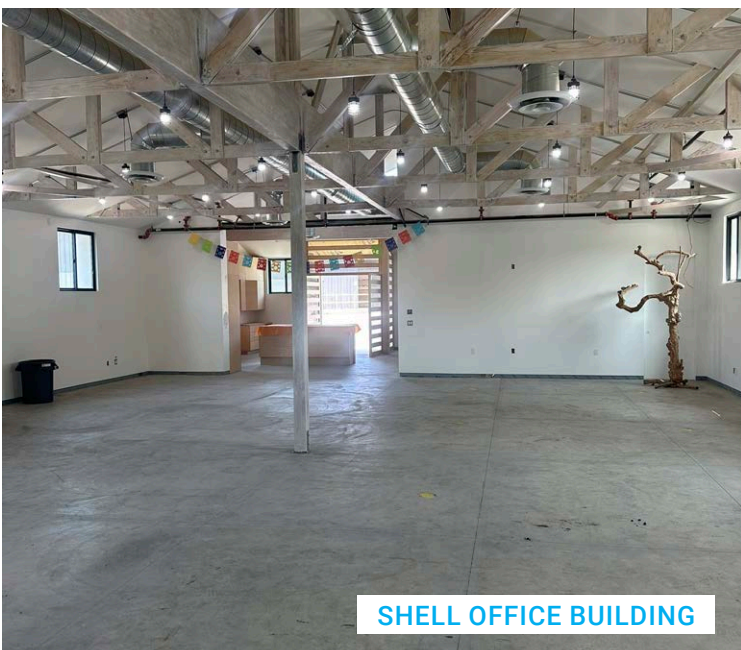
SHELL OFFICE BUILDING



EXISTING OFFICE



WAREHOUSE (FRONT)



SHELL OFFICE BUILDING

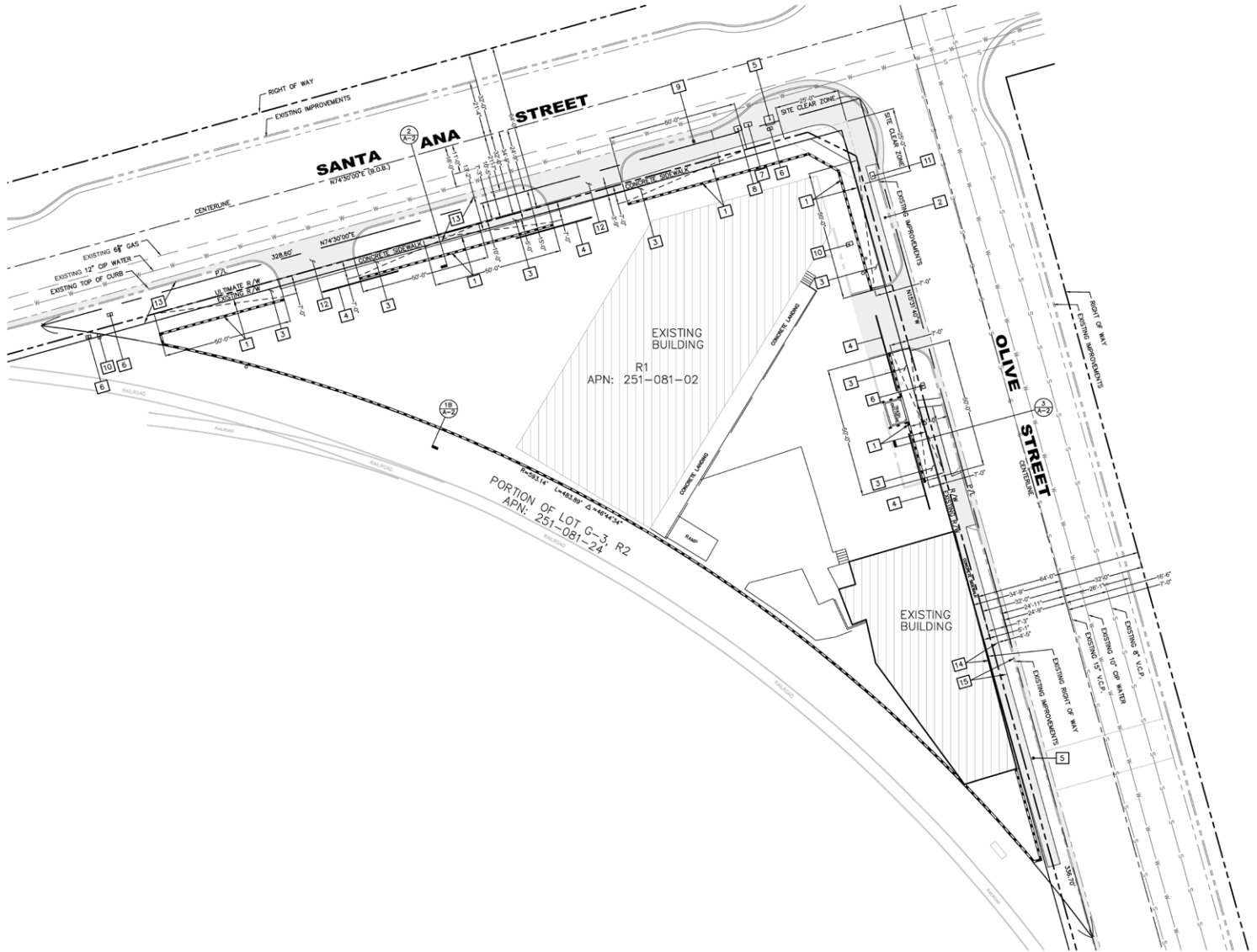


INTERIOR WAREHOUSE

# FOR SALE

501 S. OLIVE STREET | ANAHEIM, CA

## SITE PLAN



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