



**For Sale**  
±17,220 SF

**Brian Chastain**

+1 949 724 5520

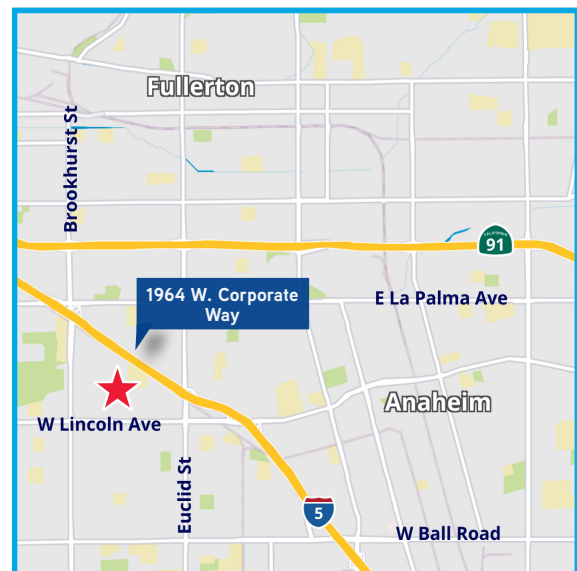
brian.chastain@colliers.com

License No. 01835064

## 1964 W. Corporate Way Anaheim, CA

### Property Features

- Located within the Crescent Corporate Center
- Excellent Manufacturing / Distribution Building
- ±6,504 SF of Functional HVAC Office Area
- ±1,917 SF of HVAC Lab / Assembly Area
- One (1) Ground Level Loading Door
- One (1) Dock High Loading Door
- 18' Minimum Warehouse Ceiling Height
- Power: 800 Amps, 277/480 Volt (verify)
- Fully Fire Sprinklered (verify calculations)
- HVAC in Warehouse Area
- Anaheim Utility Benefits
- Excellent Anaheim Location
- Immediate Access to the Santa Ana (5) and Riverside (91) Freeways. Close Proximity to the Orange (57), Garden Grove (22) and Costa Mesa (55) Freeways.



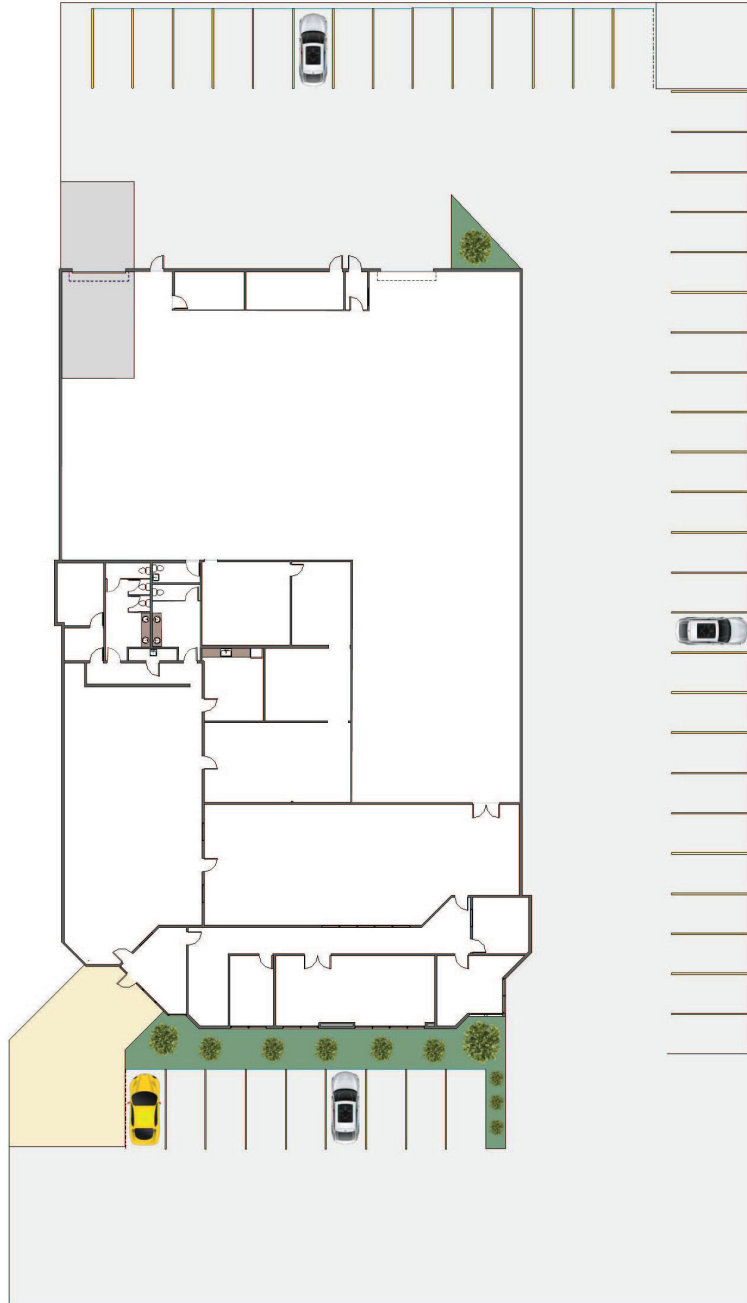


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## Floor Plan



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