

# FOR LEASE

## ±144,000 SQ. FT. INDUSTRIAL BUILDING

3125 E. CORONADO ST  
ANAHEIM, CA

**REFURBISHMENTS UNDERWAY!**



A Quality Asset Owned By:

**nuveen**  
REAL ESTATE

## PROPERTY FEATURES

- ±144,000 Square Foot Industrial Building
- **Low Net Expenses of \$0.18 PSF**
- Large Fenced Yard Possible
- Major Street Visibility
- Drive Around Building
- ±7,000 Sq. Ft. of Office Space/Showroom
- 18'- 22' Warehouse Clearance
- Six (6) Dock High Truckwells with Dock Levelers
- Eleven (11) Grade Level Loading Doors
- 9,000 AMPS 277/480 Volt Power (verify)
- 2.2:1 Parking (323 Stalls)
- Fire Sprinklered (.4 GPM / 3,000)
- Zoning Supports Wide Range of Uses
- Excellent Access to 91, 57 and 55 Freeways
- Strategic Central North Orange County Location
- Motion Sensor Warehouse Lighting
- Institutionally Owned and Managed Property



**MIKE HEFNER, SIOR**  
Executive Vice President  
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**Voit**  
REAL ESTATE SERVICES

**HV** HEFNER  
VERNICK  
TEAM

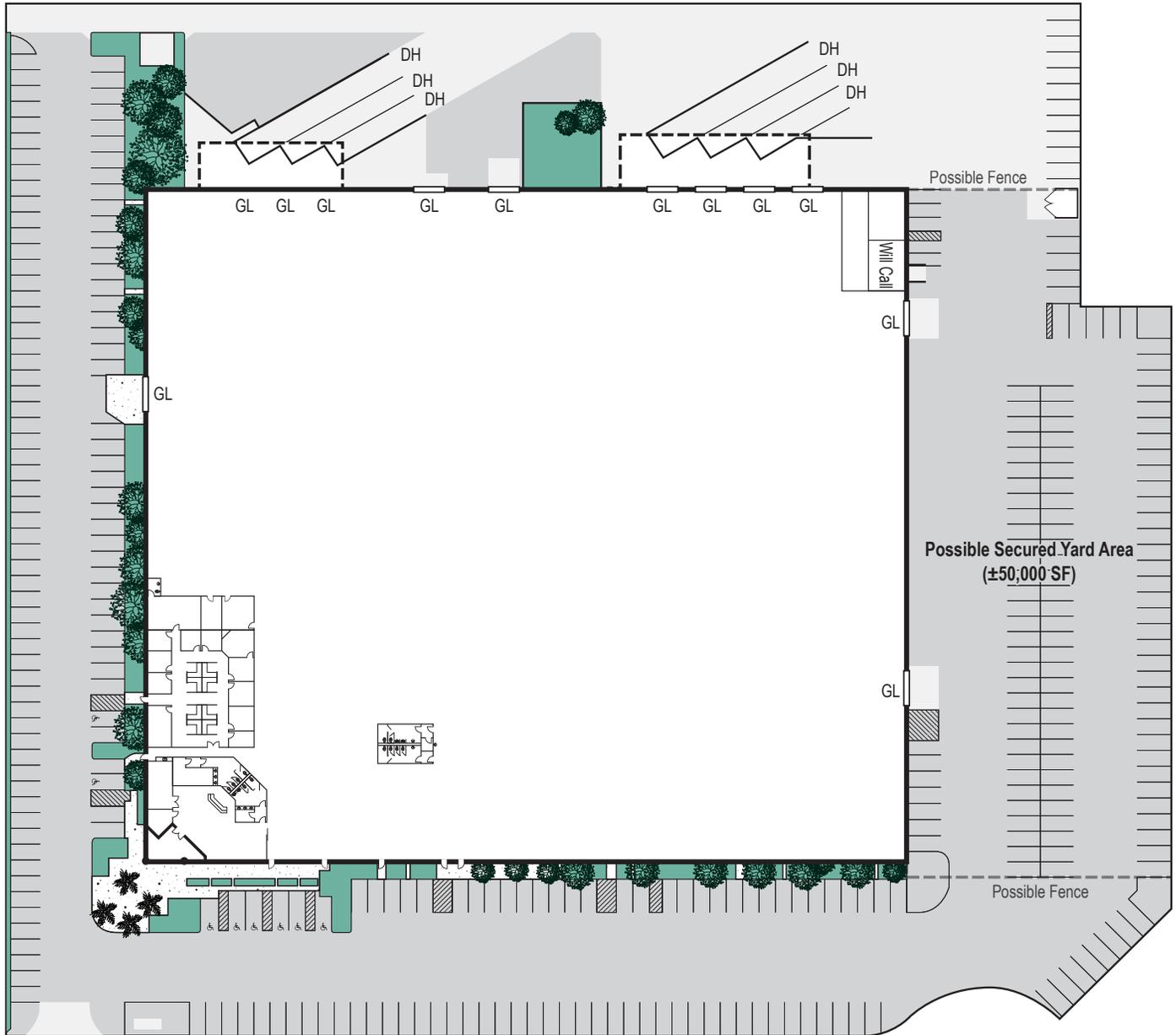
2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806

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CORONADO ST

\*Site plan not to scale.

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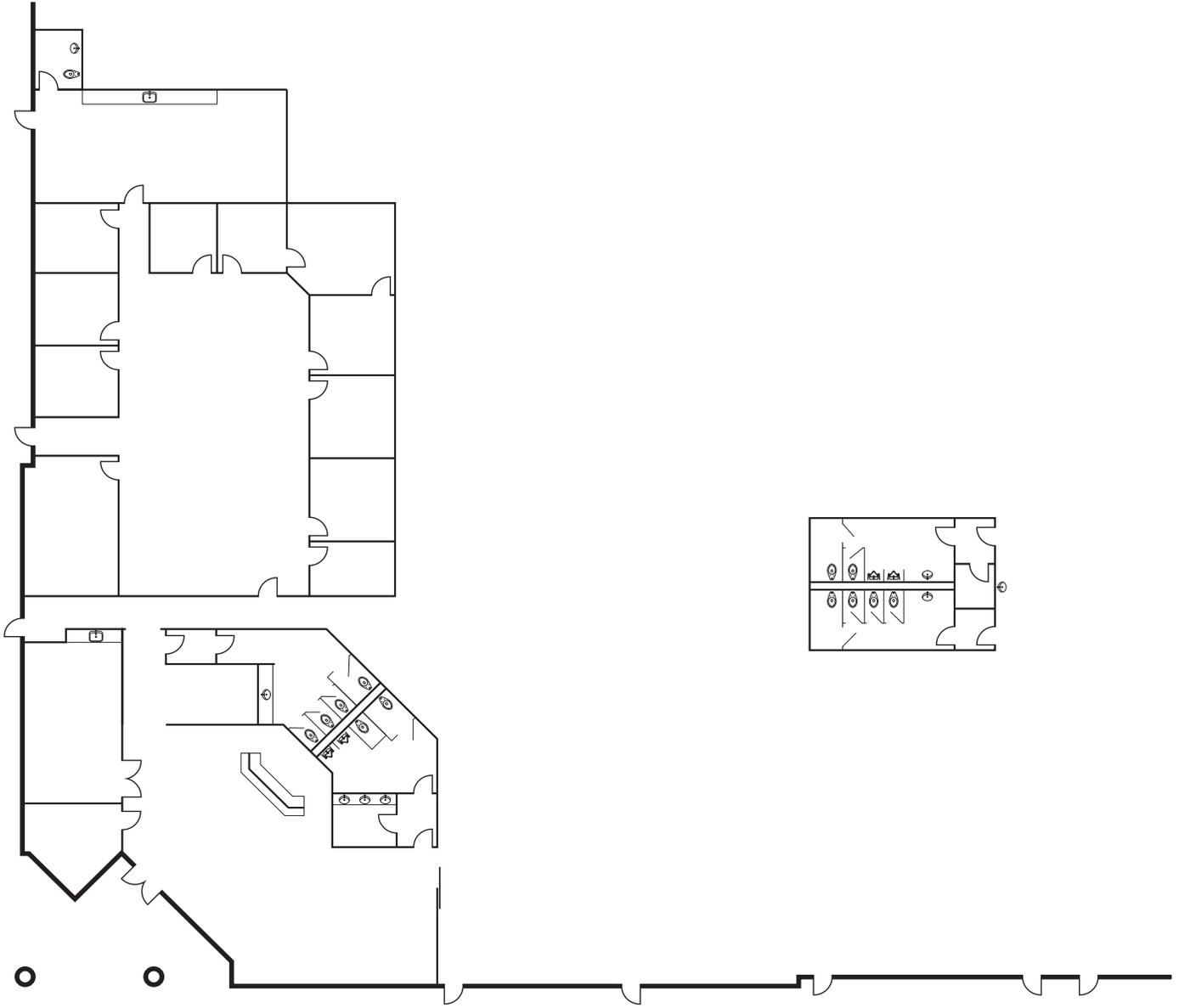


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