

COMPLETELY REFURBISHED MULTI-TENANT INDUSTRIAL BUILDING/PARK



FOR SALE/LEASE

±19,126 SF BUILDING ON ±0.97 AC

1826-1842 S. LEWIS ST.

ANAHEIM | CA

FOR MORE INFORMATION, CONTACT:

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PROPERTY HIGHLIGHTS



±1,465-3,108 SF
small units available



0.97 AC
lot size



Platinum Triangle
Location



I-5
proximity



11
gl doors

Completely Refurbished
New Roof New Paint
New HVAC Units New Landscaping
New Offices New Asphalt
New Bathrooms

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OWNED AND OPERATED BY:
cohengroup
COMMERCIAL REAL ESTATE

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PROPERTY HIGHLIGHTS ///////////////

- ±19,126 SF Freestanding Multi-Tenant Industrial Building For Sale
- 9 Small Industrial Units Available For Lease
- Complete Refurbishment: New Roof, HVAC Units, Skylights, Offices, Bathrooms, Landscaping, Parking Lot, Etc...
- Eleven (11) Ground Level Loading Doors
- 0.97-Acre Parcel
- Secured Fenced Yard Area (with Automatic Gate)
- Drive Around Building
- Zoned Industrial
- Highly Sought After Platinum Triangle Location
- Excellent Access to the 5, 57 & 22 Freeways



TOTAL BUILDING AREA	±19,126 SF
OFFICE AREA	12% (ESTIMATED)
LAND AREA	.97 ACRES
OCCUPANCY	40% (ALL TENANTS MONTH-TO-MONTH)
YEAR BUILT	1968
CONSTRUCTION TYPE	CONCRETE TILT-UP
NUMBER OF UNITS	9
UNIT SIZES	±1,465 SF – ±3,108 SF
LOADING	11 GROUND LEVEL DOORS
CLEARANCE	16'
PARKING	1.80:1,000 SF (34 FREE SURFACE SPACES)
ZONING	INDUSTRIAL
APN	083-751-17

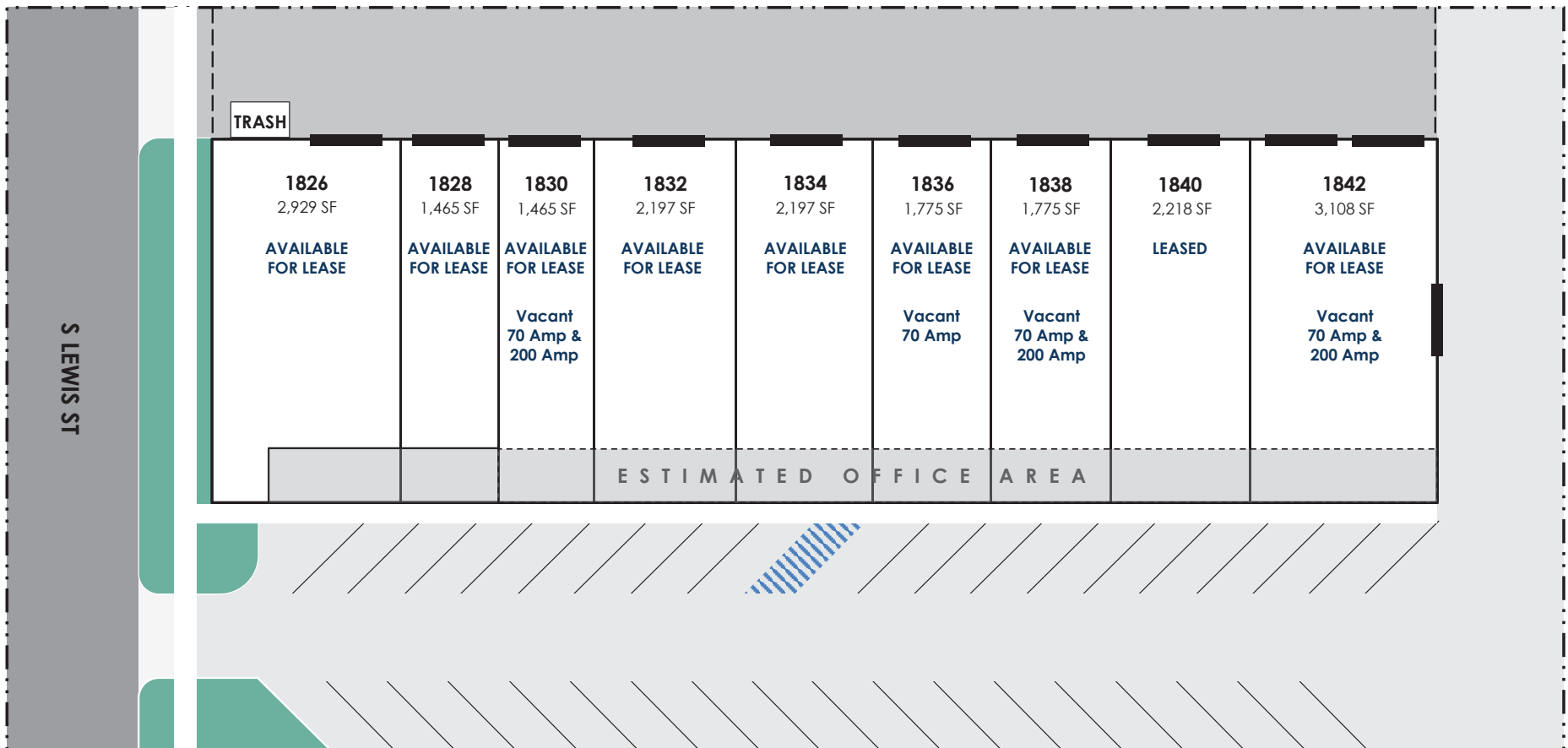
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SITE PLAN



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