

3111 E MIRALOMA AVE, ANAHEIM

12,118 SF For Sublease



Ryan Magarian

Principal | Lee & Associates - Orange

C: 714.851.0928

rmagarian@lee-associates.com

DRE# 02063515

Scott Seal

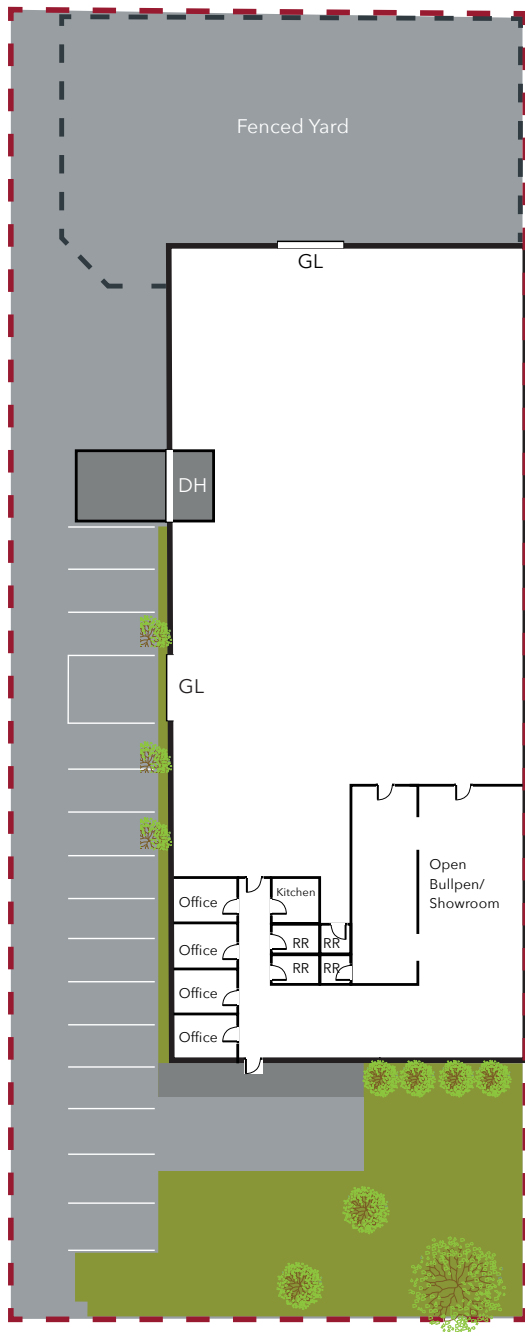
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Miraloma Ave

Not to Scale

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PROPERTY FEATURES

PROPERTY TYPE	Industrial
BUILDING SIZE	12,118 SF
OFFICE SIZE	±3,500 SF
FENCED YARD	Yes
DOCK HIGH LOADING DOORS	1
GROUND LEVEL LOADING DOORS	2
FIRE SPRINKLERED	Yes
PARKING	2:1000 Parking Ratio
CLEARANCE HEIGHT	16'
POWER	400 Amps, 120/208 Volt
IMMEDIATE FREEWAYS	91, 57
LOCATION	Ideal east Anaheim location with major street frontage

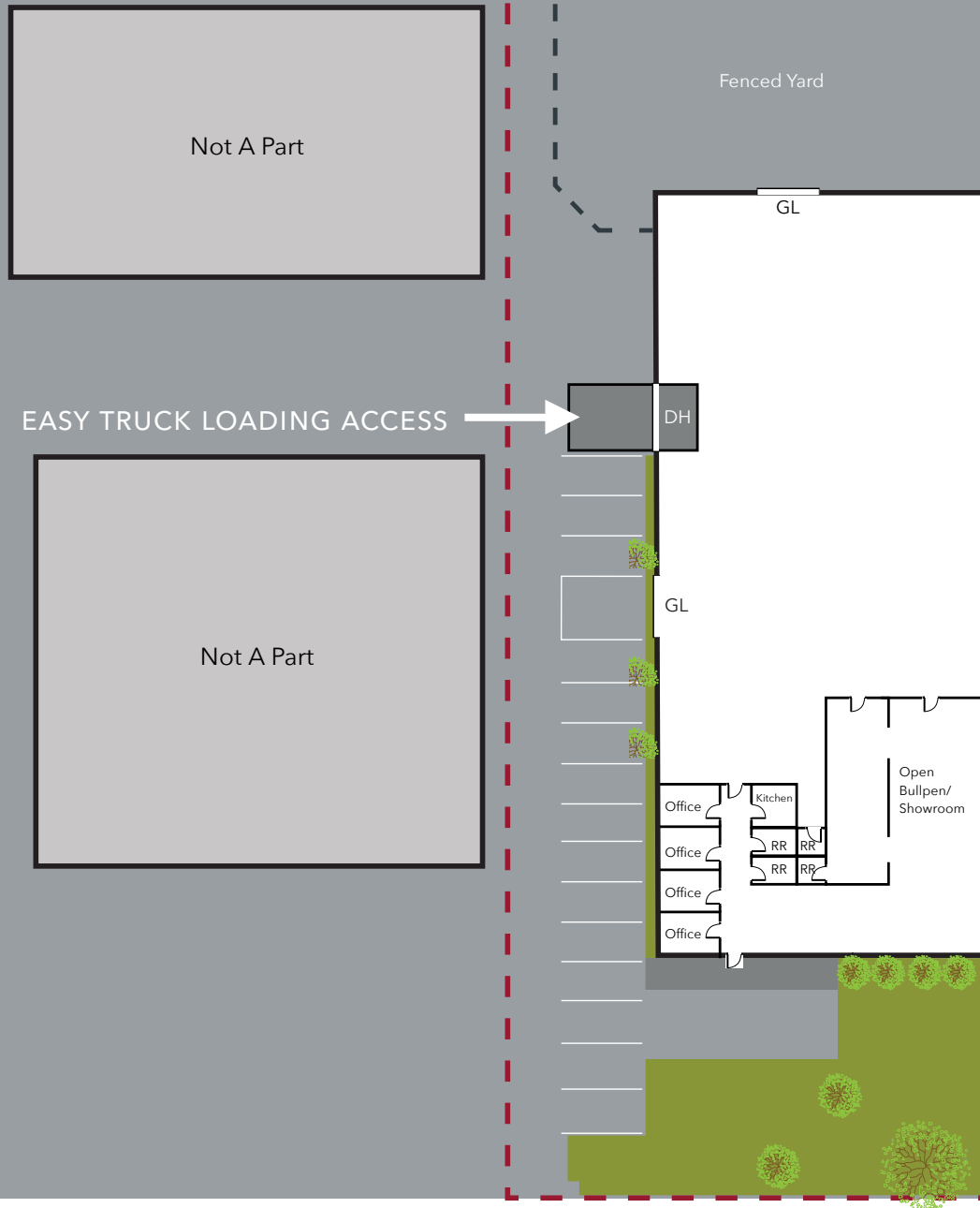
RECENT RENOVATIONS

- New LED Lighting
- New Loading Doors
- New Office Flooring
- New Office Paint
- Renovated office space with modern floorplan
- ***Sublease term expires September 30, 2027***

All information contained herein has been provided by Seller/ Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.



Kraemer Blvd



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