

# 3111 E MIRALOMA AVE, ANAHEIM

12,118 SF For Sublease



**Ryan Magarian**

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DRE# 02063515

**Scott Seal**

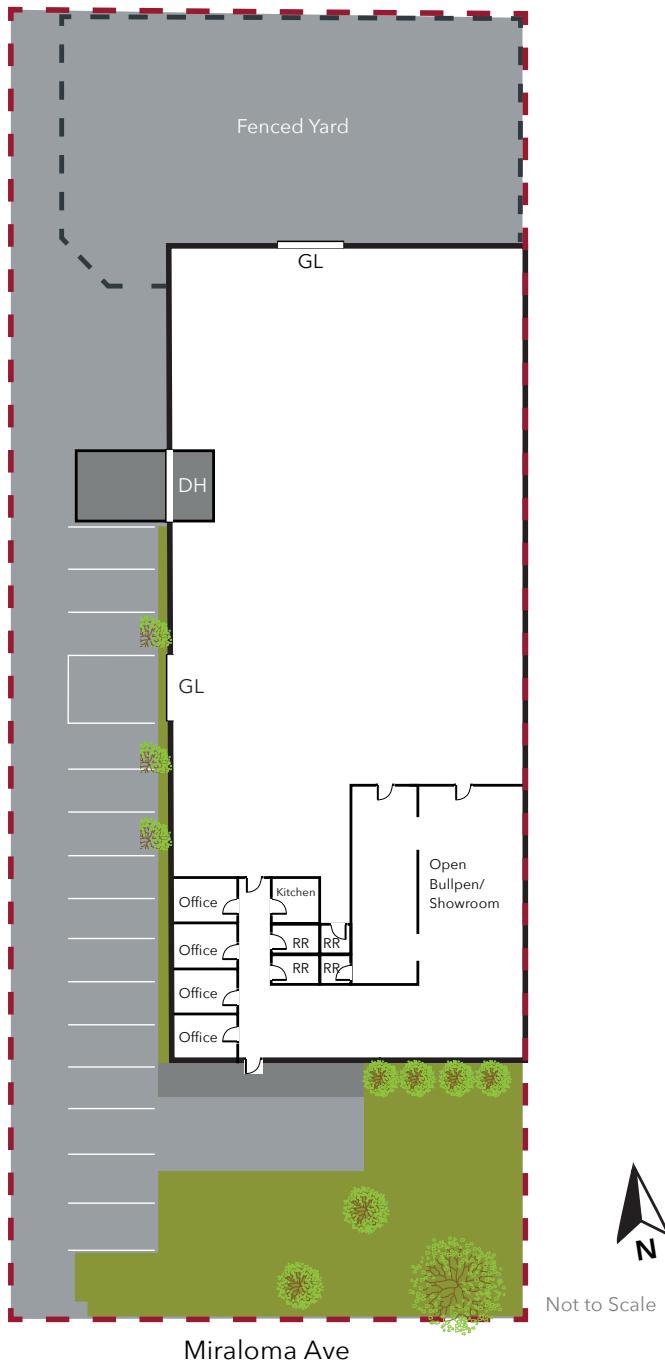
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 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## 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\*

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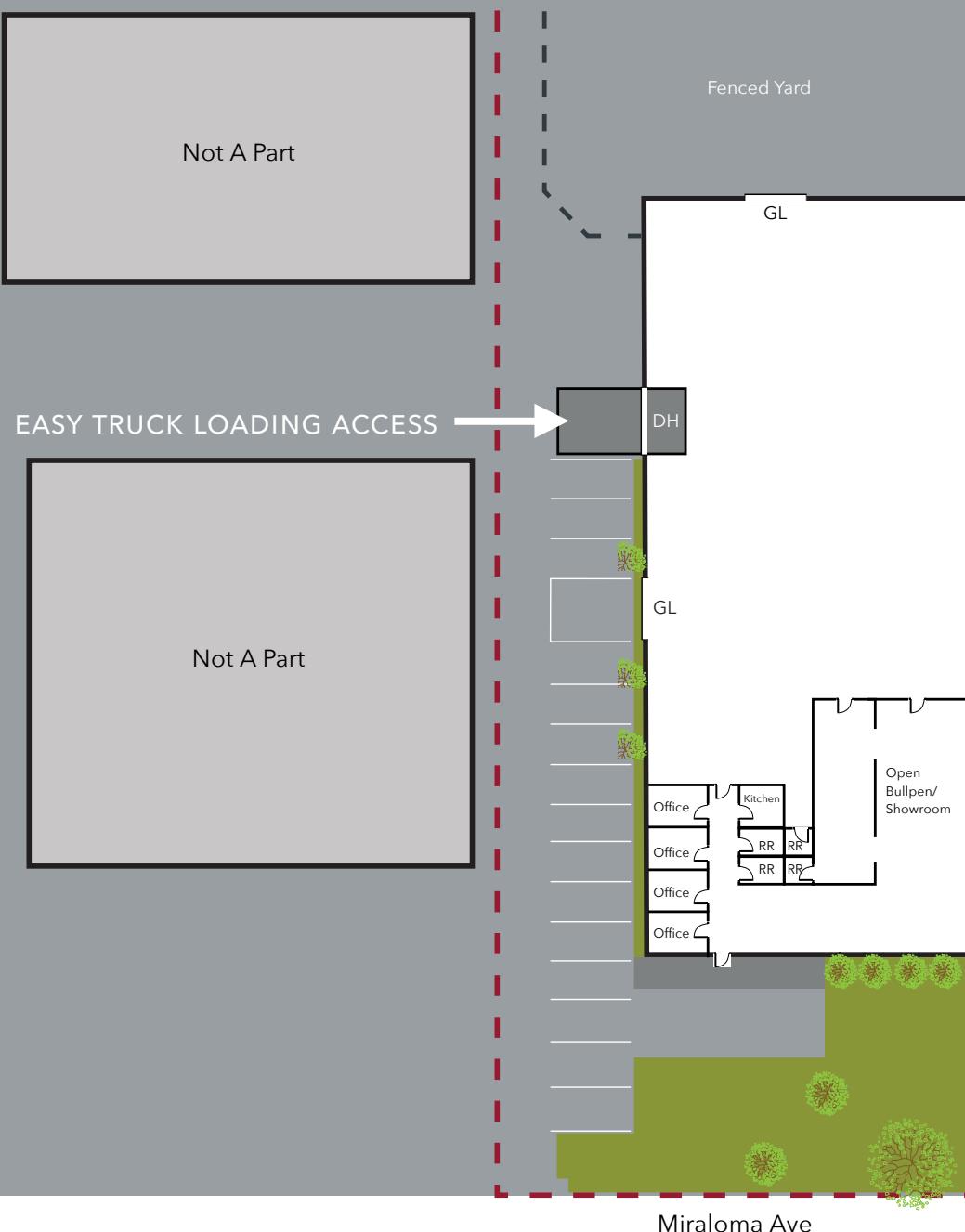
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