

COMPLETELY REFURBISHED MULTI-TENANT INDUSTRIAL BUILDING/PARK



INDUSTRIAL UNITS FOR LEASE

±19,126 SF BUILDING ON ±0.97 AC - INDUSTRIAL PARK FOR SALE

1826-1842 S. LEWIS ST.

PROPERTY HIGHLIGHTS

ANAHEIM | CA

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CALDRE #02239158



±1,465-3,108 SF
small units available
for sale or lease



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	

The condo map is in process and subject to approval by the city of Anaheim.

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.

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COMMERCIAL REAL ESTATE SERVICES

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cohengroup
COMMERCIAL REAL ESTATE

FOR SALE/LEASE

±19,126 SF BUILDING ON ±0.97 AC

1826-1842 S. LEWIS STREET
ANAHEIM | CA

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

- Condo Map in Process
- 9 Small Industrial Units Available For Lease or Sale
- 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
YEAR BUILT	1968
YEAR RENOVATED	2023
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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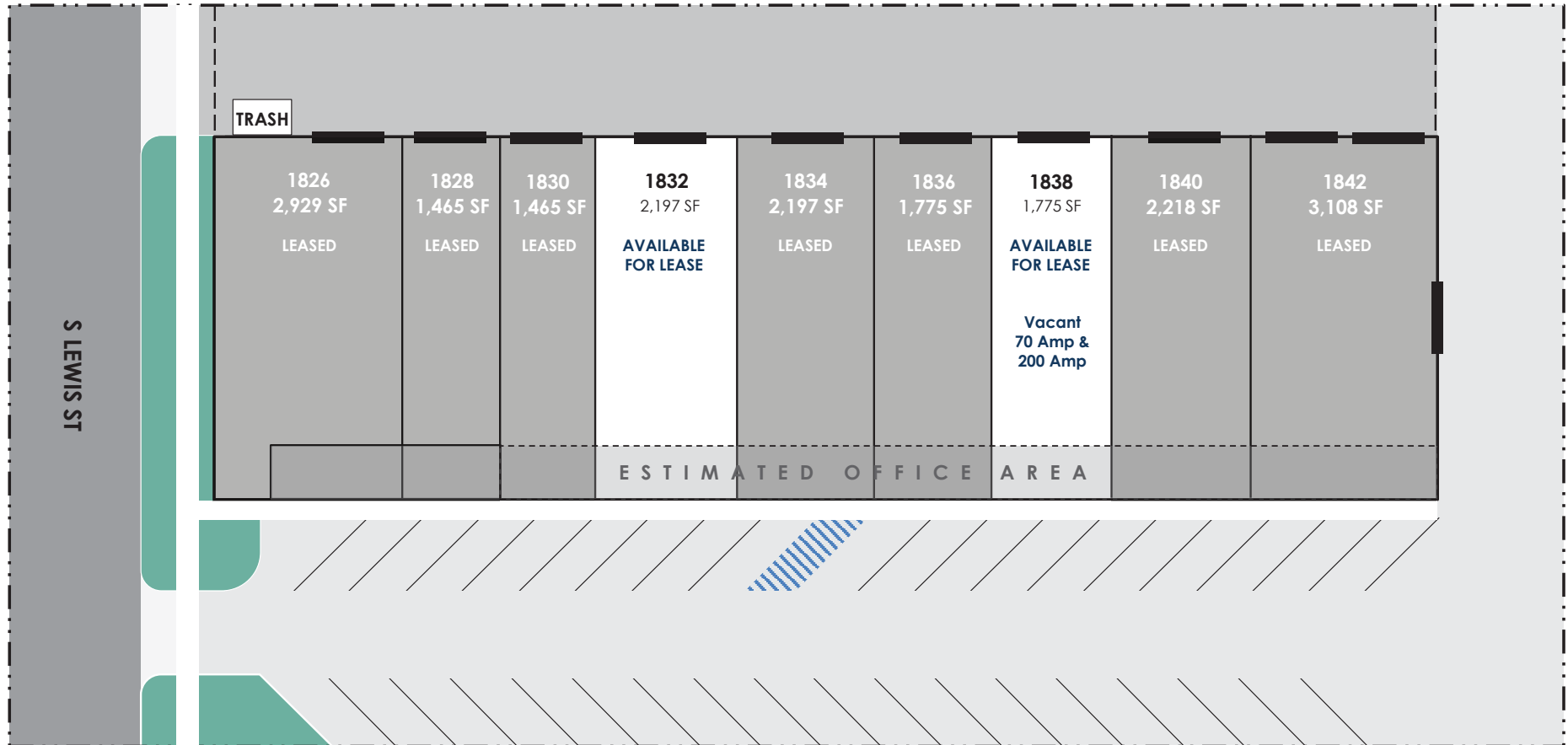
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1826-1842 S. LEWIS STREET
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SITE PLAN

±19,126 SF BUILDING ON ±0.97 AC
Units Can Be Combined To Accommodate A Variety Of Size Requirements



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