

FOR LEASE

±29,443 SF Industrial Building on ±3 Acres of Land

Renovations Underway

1500 E. Cerritos Ave | Anaheim, CA 92805



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Sandhill Management Inc.

www.sandhillmgmt.com

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PROPERTY HIGHLIGHTS

Versatile free-standing industrial building located amid Anaheim's primary industrial hub, just minutes from the 5 and 57 freeways. The $\pm 29,443$ SF building is situated on 3-acre lot and features two warehouse spaces, office space, a showroom, a vehicle shed, five dock-high doors, and one ground-level door with 17' clear height. Key site elements include a private, paved, and gated yard with two access points, offering ample space for storage, parking, and facilitating fleet operations. Renovations are currently underway aimed at modernizing the space to maximize efficiency and functionality.



1500 E. CERRITOS AVE | ANAHEIM, CA 92805



Superbly Located Amid Anaheim's Central Industrial Hub



In the Midst of Renovations to Improve Efficiency and Functionality



Ample Parking in 2+ Acre Gated Yard With Outside Storage Structure



Ideally Positioned to Serve Anaheim and Greater Orange County



Convenient Access to the Nearby 5 + 57 Freeways



$\pm 29,443$ SF Building, 3-Acre Lot, 5 Dock High Doors, 1 Ground Level Door, 17' Clear Height, 2 Access Points, 2+ Acre Gated Yard



Lease Rate: \$1.70 PSF + \$0.14 PSF CAM Fees



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BUILDING EXTERIOR + GATED YARD



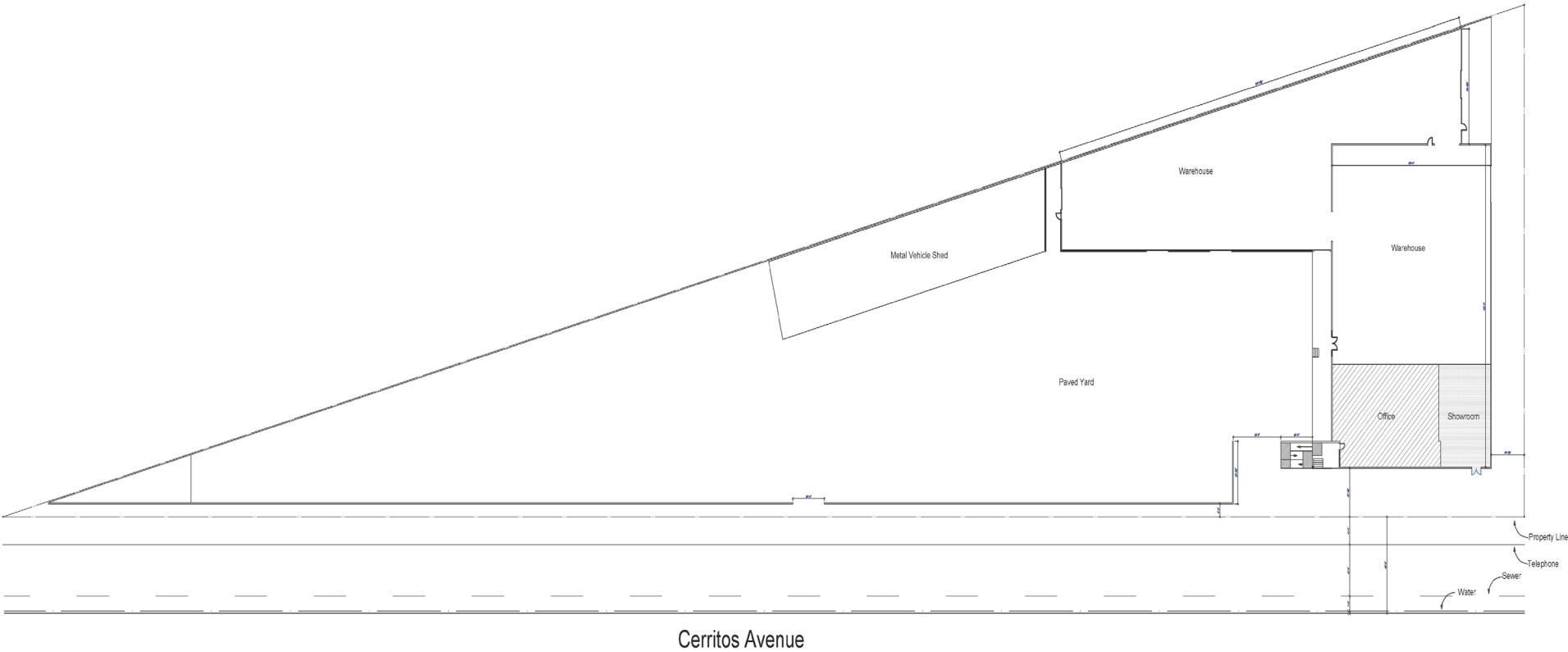
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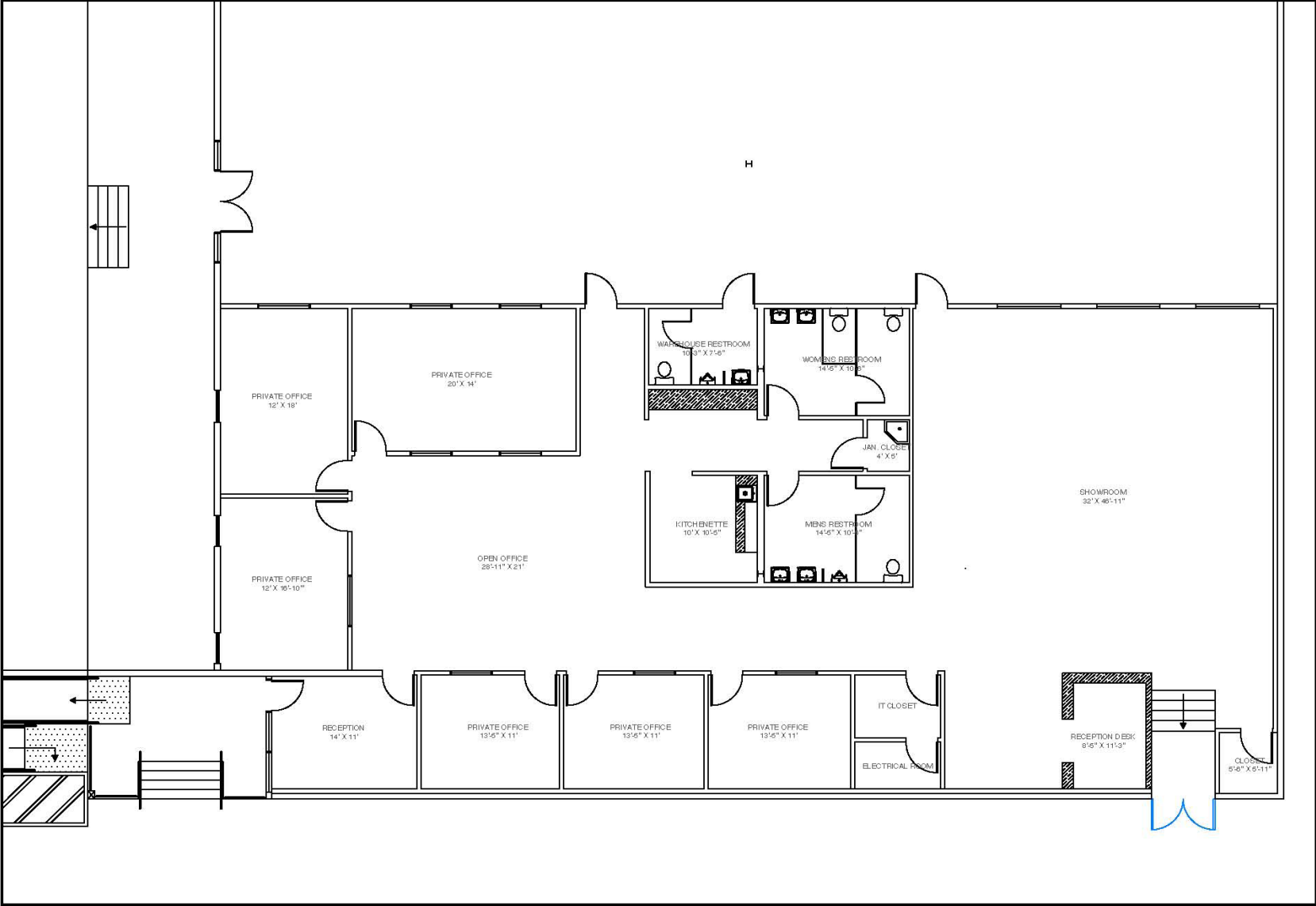
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SITE PLAN



OFFICE FLOOR PLAN



MAIN ENTRANCE



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AREA OVERVIEW

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