

# FOR SALE



## SIDE-BY-SIDE INDUSTRIAL CONDOS

#6,351 SF OR #12,702 SF COMBINED

1351  
S. LEWIS ST.

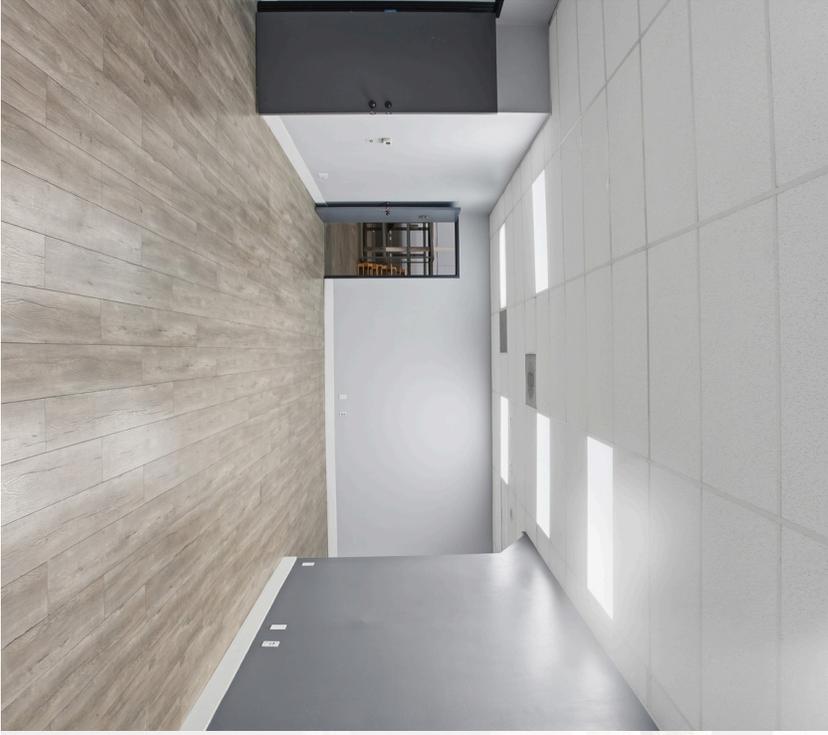
1345  
S. LEWIS ST.

360°  
CLICK HERE

[WWW.LEWIS-INDUSTRIAL.COM](http://WWW.LEWIS-INDUSTRIAL.COM)

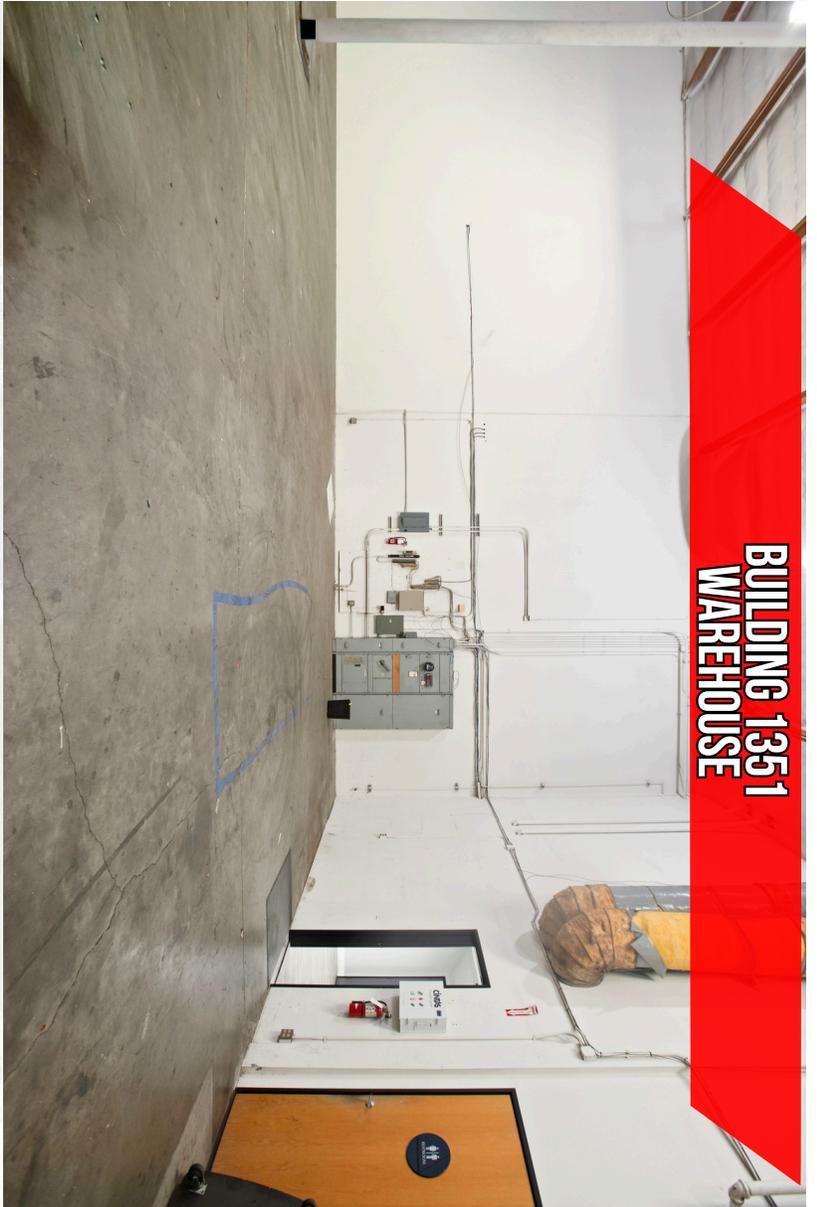
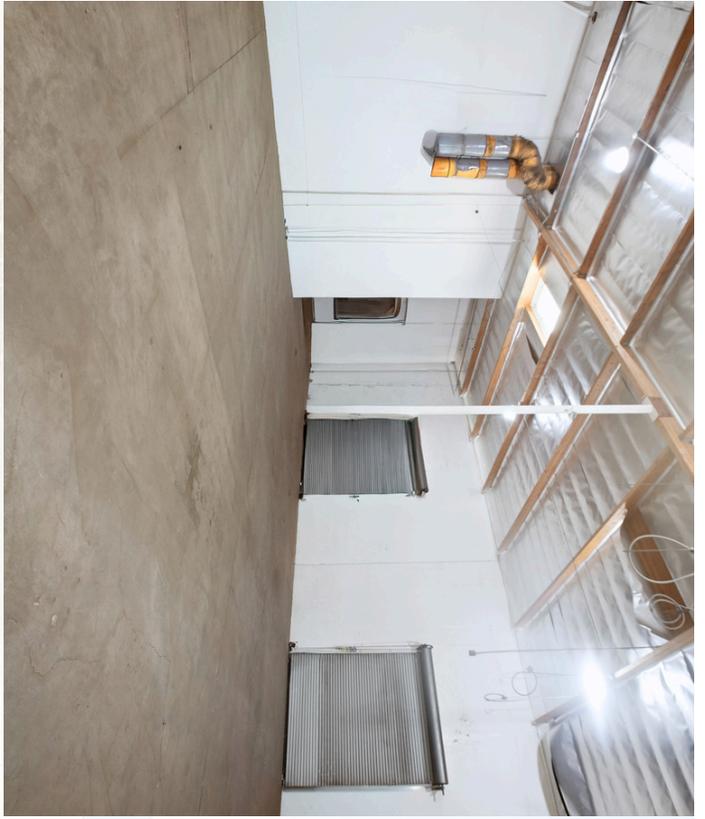
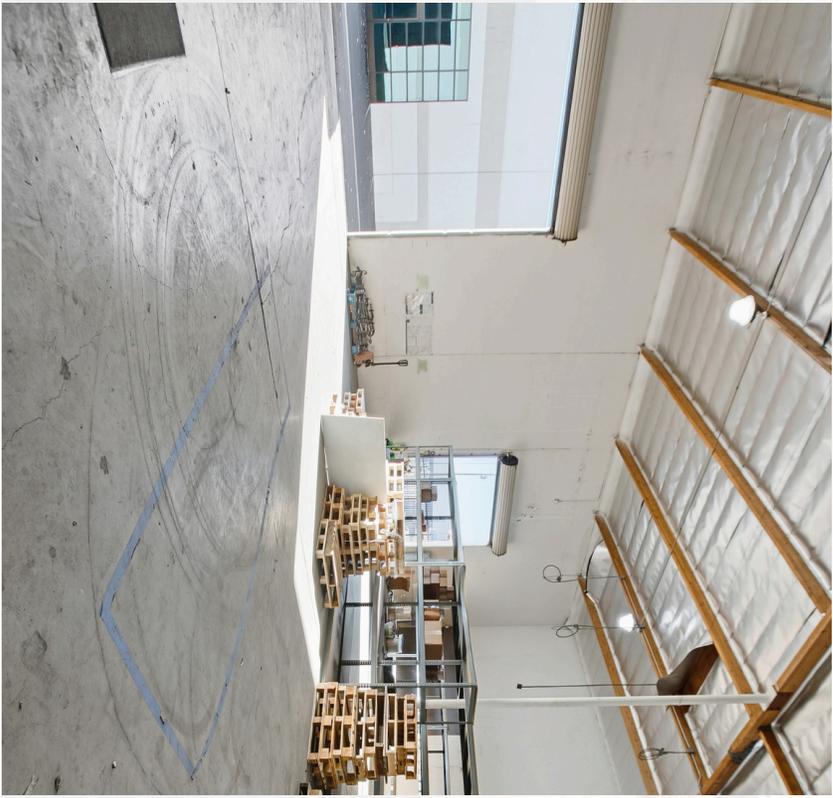
## PROPERTY SUMMARY:

<b>ADDRESS:</b>	1345 S. LEWIS ST., ANAHEIM	1351 S. LEWIS ST., ANAHEIM
<b>APN:</b>	082-140-62	082-140-63
<b>BUILDING SIZE:</b>	≈6,351 SF	≈6,351 SF
<b>LOT SIZE:</b>	≈0.25 ACRES	≈0.25 ACRES
<b>GL DOORS:</b>	(2) GL DOORS – 14'×12' & 12'×10'	(2) GL DOORS – 14'×12' & 12'×10'
<b>YEAR BUILT:</b>	1989	
<b>STORIES:</b>	TWO (2) STORY OFFICE SPACE	
<b>PARKING:</b>	12 DEDICATED SPACES	12 DEDICATED SPACES
<b>ZONING CODE:</b>	"I" INDUSTRIAL – CITY OF ANAHEIM	
<b>OFFICE:</b>	≈5,000 SF (+ 2,000 IS REMOVABLE)	≈3,000 SF TWO-STORY OFFICE
<b>RESTROOMS:</b>	TWO (2)	TWO (2)
<b>POWER:</b>	400 AMPS, 120/208V (VERIFY)	
<b>YARD:</b>	FENCED YARD POSSIBLE	
<b>WAREHOUSE:</b>	≈22' CLEARANCE	
<b>LOCATION:</b>	BETWEEN THE 5 AND 55 FREEWAYS, WITH QUICK ACCESS TO THE 22 AND 91 FREEWAYS. MINUTES FROM DISNEYLAND, HONDA CENTER, ANGEL STADIUM, PLATINUM TRIANGLE & TILE MILE.	



**BUILDING 1351  
FIRST FLOOR OFFICE**





**BUILDING 1351  
WAREHOUSE**

MAP NOT TO SCALE



AERIAL MAP

[WWW.LEWIS-INDUSTRIAL.COM](http://WWW.LEWIS-INDUSTRIAL.COM)



**Ashwill**  
**Associates**  
COMMERCIAL REAL ESTATE

**360°**  
CLICK HERE



**CLICK FOR PROPERTY TOUR**

**FOR MORE INFORMATION:**

**CHANTEL AGUILAR**

**SENIOR VICE PRESIDENT**

**(562) 447-0665**

**[CHANTEL@ASHWILLASSOCIATES.COM](mailto:CHANTEL@ASHWILLASSOCIATES.COM)**

**CORP DRE#01291393/LIC.#019722085**



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