

**FOR
SALE**
+/- 24,538 SF



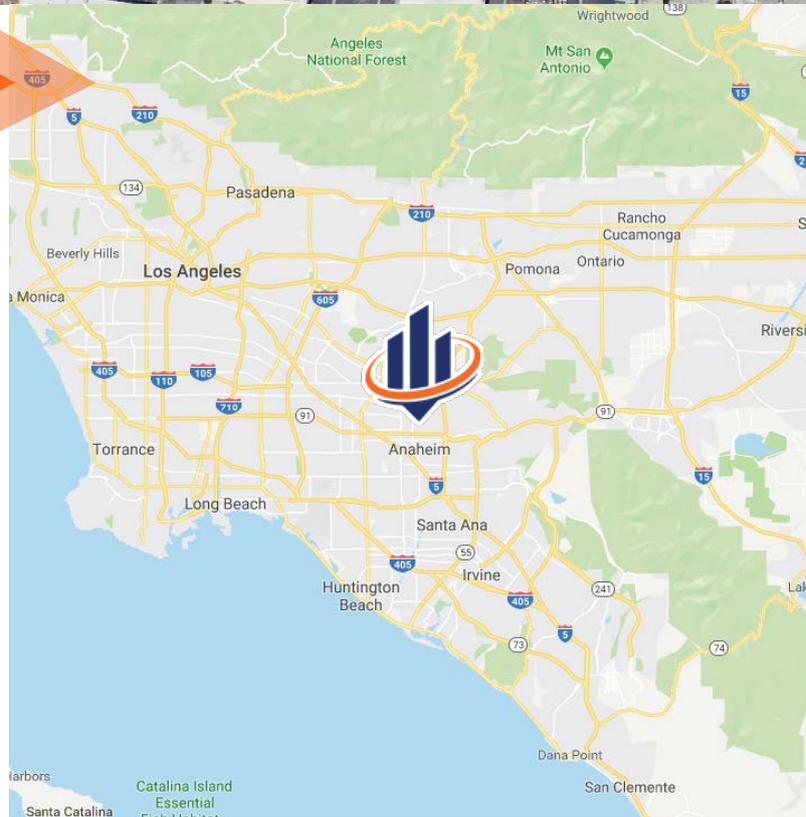
INDUSTRIAL PROPERTY

309 & 323 EAST BALL ROAD | ANAHEIM, CA



Property Highlights

- Free Standing Single/Multi-Tenant Property Showroom, Office, Warehouse & Yard
- Prime City of Anaheim "Tile Mile" vicinity location - Ball Road Frontage
- Up to ~25k Ft² Building situated on a 1.76ac parcel
- ~10k FT² Warehouse with large ~20k Sqft yard area
- 7 GL doors & Drive through Warehouse access
- 16'-18' Clear Height in Warehouse
- Up to ~13k+ FT² of Showroom / Office Suites
- Low Cost City of Anaheim Power & Utilities
- Fire Sprinklers / 42+ Parking Stalls
- Power Service: 800amps 477/280
- City of Anaheim Industrial Zoning (confirm uses)
- "SABC" South Anaheim Boulevard Corridor Mixed Use/Residential Overlay Zone (future redevelopment opportunity)



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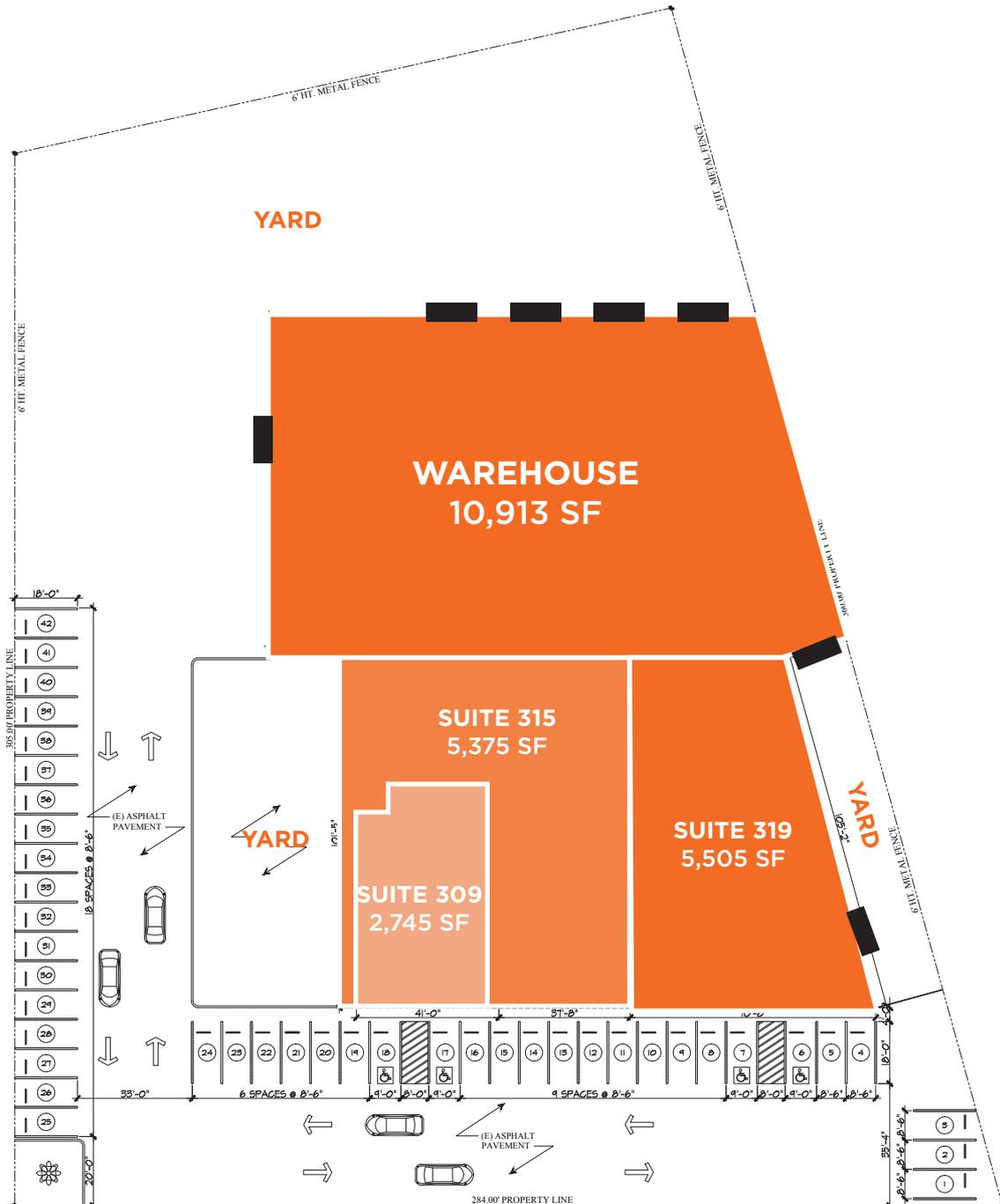
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SITE PLAN



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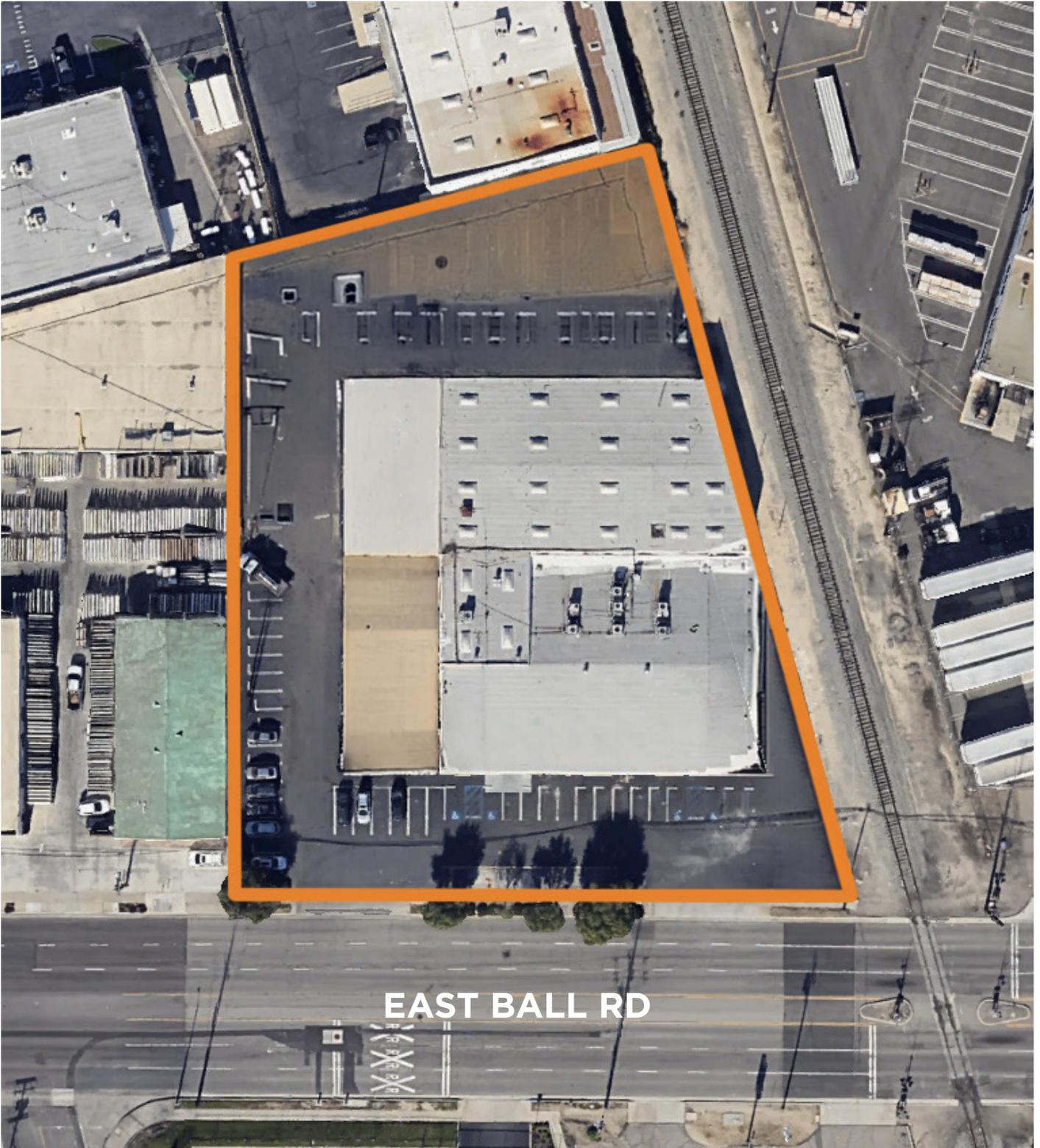
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AERIAL



EAST BALL RD

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PHOTOS

