

**1198 NORTH KRAEMER BLVD, ANAHEIM**

# FOR LEASE

## HIGH VISIBILITY MANUFACTURING DISTRIBUTION BUILDING

50,000 SF total area with  
7,000 SF offices and  
42,000 SF Manufacturing & R&D

## BROKER COOPERATION

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### **Warehouse Manufacturing space**

- 42,500 ft.<sup>2</sup> Warehouse with 24-ft. clear height. Warehouse column spacing at 50 ft.
- Anaheim power provides 1200 amps at 480 volts. AP is typically 10% less than SCE.
- The warehouse space has been used as a manufacturing facility in the past.
- There are many 200-amp subpanels throughout the entire building.
- The warehouse has easy access with 8 rollup doors ranging from 14'x14' to 14'x22.'
- Additional warehouse space 88'x135' full clear span with 24-foot clear height.
- The 88' x 135' space is designed for a 10-ton bridge crane along the 88' spans.
- AQMD permitted spray booth measuring 12' x 30'.

### **First Floor Reception**

- First Floor Reception
- Ground-level showroom and receptionist area
- Showroom for company products
- Customer and vendor contemporary waiting area
- Plenty of convenient parking right in front of offices
- 9-foot ceilings

### **Second Level Offices**

- 7,500 ft.<sup>2</sup> upstairs offices features 80 ft of glass looking to the West and 20' of glass looking to the north and Mt Baldy.
- 100 ft of glass looking at the production floor.
- Contemporary styling
- 7 Private offices
- Large sales bullpen
- Large Glass conference room
- Coffee bar area
- Three air-conditioning systems.
- Gray Berber Carpet throughout entire office space
- 9-foot ceilings

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