

701

E. BALL ROAD
ANAHEIM | CALIFORNIA



FOR SALE / LEASE | ±139,535 SF

Voit
REAL ESTATE SERVICES

ZEHNER HILL
INDUSTRIAL GROUP

PROPERTY DETAILS

Building Size:	±139,535 Square Feet, Class “A”
Land Area:	6.97 Acres
Office Space:	±13,289 Square Feet, 2-Story
Dock Doors:	13 Dock High Loading Doors
Grade Doors:	2 Grade Level Loading Doors
Clear Height:	32'
Auto Parking:	148 Stalls
Trailer Stalls:	4 Stalls
Column Spacing:	±70' x 52'
Fire System:	ESFR Sprinkler System
Site Access:	Drive Around Building
Power:	4,000 Amps Available, 8,000 Amps Possible
Lighting:	LED

**Foreign Trade Zone accessible
via zone 50 and zone 202**

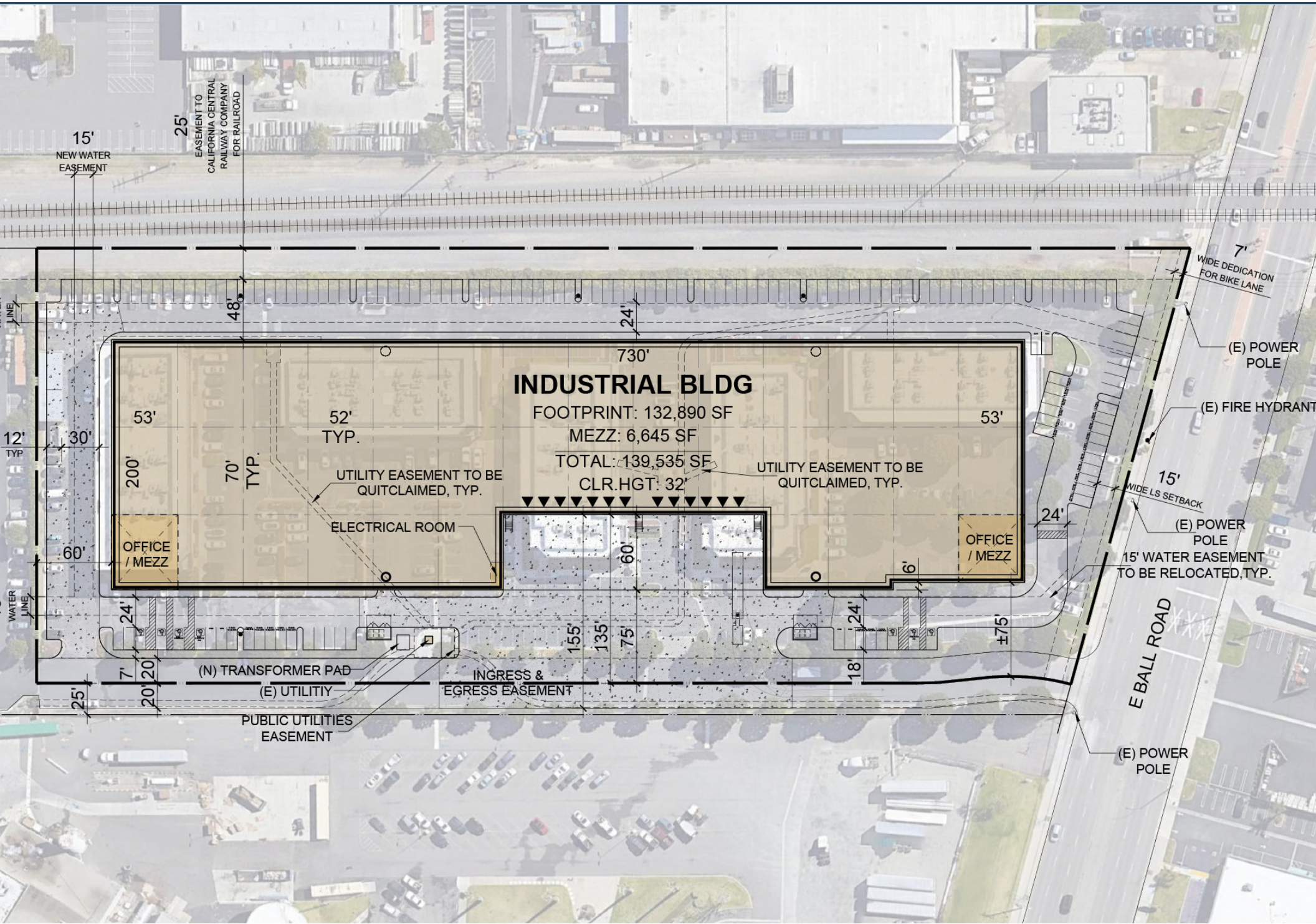
Voit Real Estate Services is excited to offer a unique opportunity for a prime industrial space totalling 139,535 square feet located at 701 E. Ball Rd in Anaheim, CA. The property is strategically located in Anaheim and is easily accessed by 4 major Orange County freeways; Santa Ana (5), Orange (57), Garden Grove (22) and the Riverside (91). Positioned within the Stadium Marketplace, this 139,535 square foot development is in a sought-after infill Southern California location. With its close proximity to The Platinum Triangle, this space is ideal for businesses looking to expand or establish a presence in an industrial hub with close proximity to high value rooftops.

UNSURPASSED LOCATION IN NORTH ORANGE COUNTY

- New state of the art building
- Close proximity to the 5, 57 and 91 Freeways, “Tile Mile”, and Platinum Triangle.
- Short Distance to the Anaheim Stadium, the Honda Center, Anaheim Regional Transportation Intermodal Center “ARTIC”, the OC Vibe, and Disneyland
- Population of over 4 Million people within a 30 minute drive time



SITE PLAN

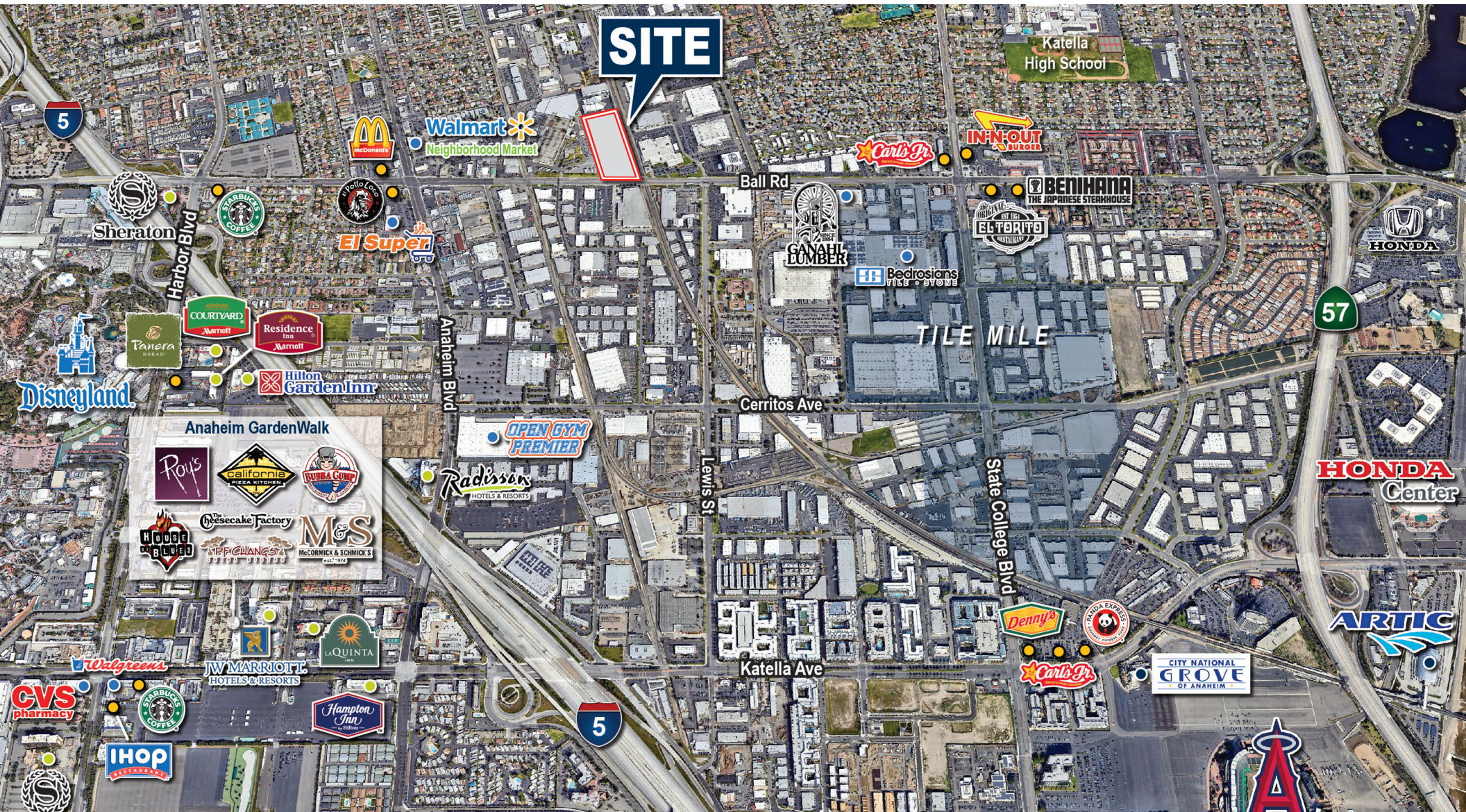




REGIONAL MAP



AMENITIES AERIAL



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