



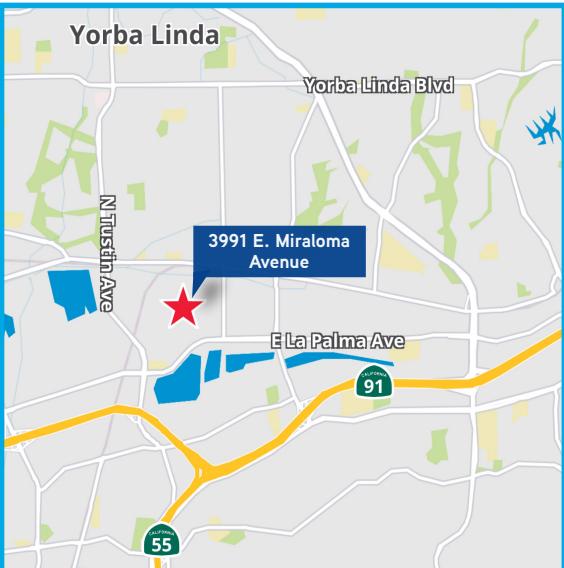
For Lease
±8,132 SF

Brian Chastain
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**3991 E. Miraloma Avenue
Anaheim, CA**

Property Features

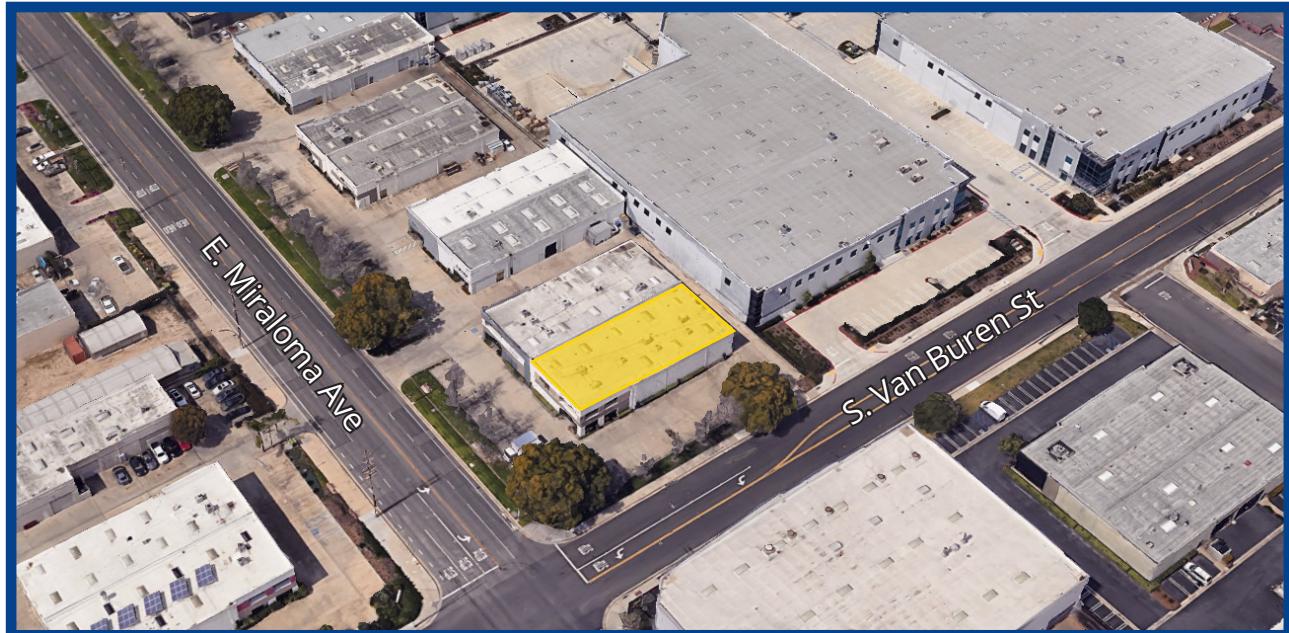
- Located within the East Anaheim Business Center
- ± 1,909 SF of Two-Story HVAC Office Area
- One (1) Ground Level Loading Door
- 18' Minimum Warehouse Ceiling Height
- Power: 400 Amps, 120/208 Volt (verify)
- Fully Fire Sprinklered: .33/3,000 GPM (verify calculations)
- Parking: 20 Spaces
- Natural Gas Service Possible
- Excellent Corner Location
- Anaheim Utility Benefits
- Immediate Access to the Riverside (91) and Costa Mesa (55) Freeways. Close Proximity to the Orange (57), Santa Ana (5) and Garden Grove (22) Freeways.



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