

# FOR SALE

3,485 Sq Ft | Flex Office/ Industrial/ Retail

1223 Tustin Ave.

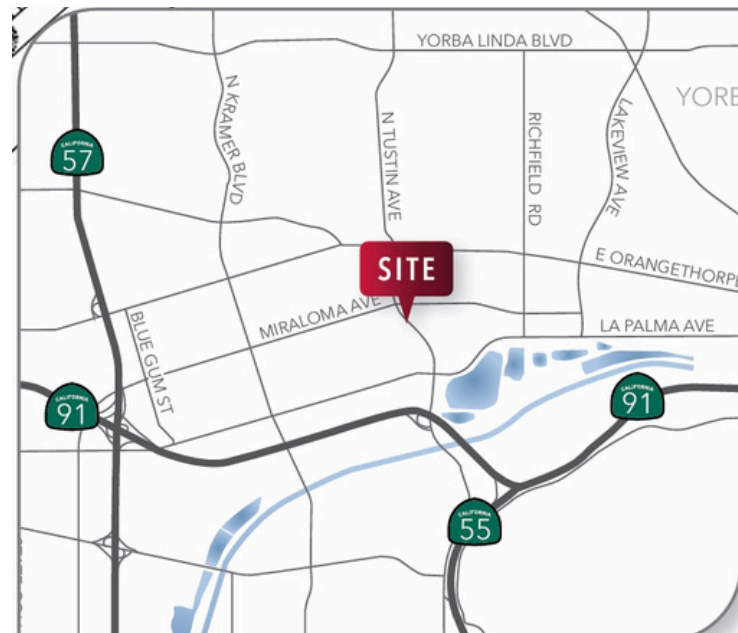
Anaheim, CA 92807



## TUSTIN AVENUE BUSINESS PARK

### PROPERTY FEATURES

- Excellent Anaheim location with proximity to the 91, 57 and 55 freeways interchanges
- Outstanding signage visibility with frontage on high traffic Tustin Ave.
- Built 1982
- Office buildout of 2,219 sq.ft. with warehouse of 1,021 sq.ft.
- One ground level truck door
- 14' warehouse ceiling clearance
- Zoning: ACSP DA-1 (light industrial)



#### Erik Messinger

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COMMERCIAL

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Yorba Linda, CA 92886

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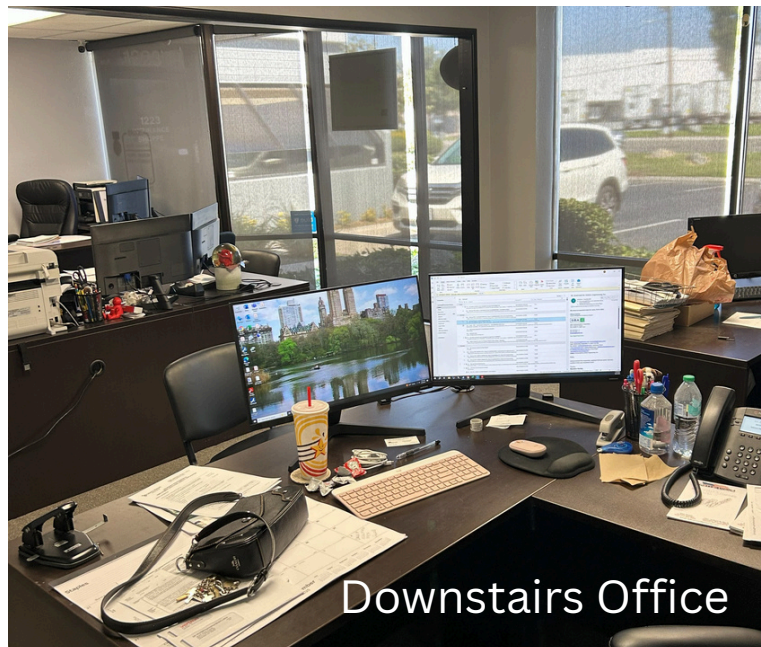
Entry/Reception Area



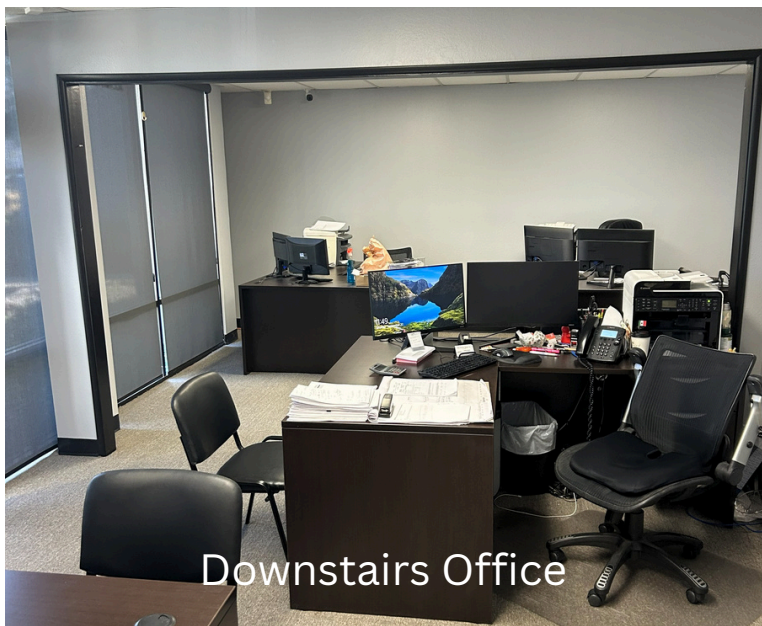
Reception Area



Kitchenette



Downstairs Office

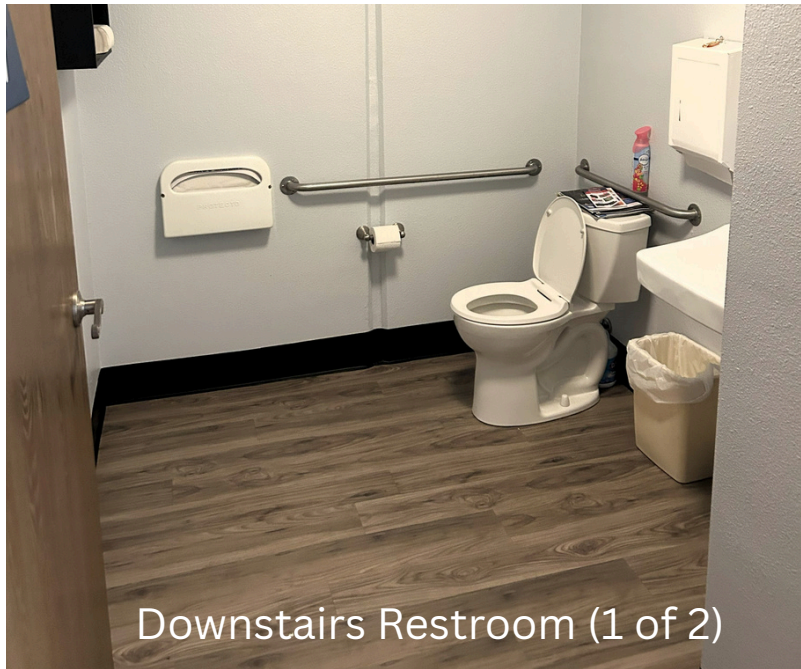


Downstairs Office



Downstairs Private Office





Downstairs Restroom (1 of 2)



Upstairs Private Office



Upstairs Bonus Warehouse Office



Upstairs Conference Room



Warehouse



Warehouse