

FOR SALE

621-631
S. EAST ST.
ANAHEIM

±16,948 SF SINGLE-USER INDUSTRIAL BUILDING
HUGE FENCED YARD | ANAHEIM STADIUM LOCATION





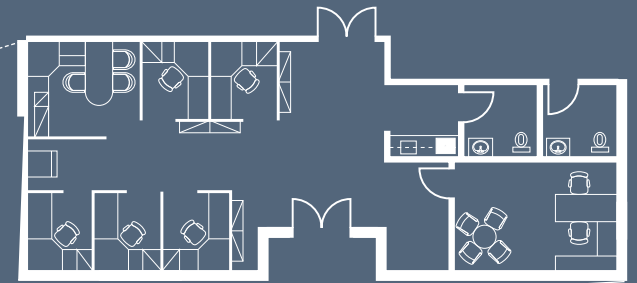
Building Features

- ◇ Rare Industrial Building
- ◇ ±16,948 SF Available
- ◇ ±1,600 SF Office Area
(can be built-to-suit)
- ◇ 14' Warehouse Clear Height
- ◇ Twelve (12) Grade-Level Doors
- ◇ 27 Auto Parking Stalls

Project Highlights

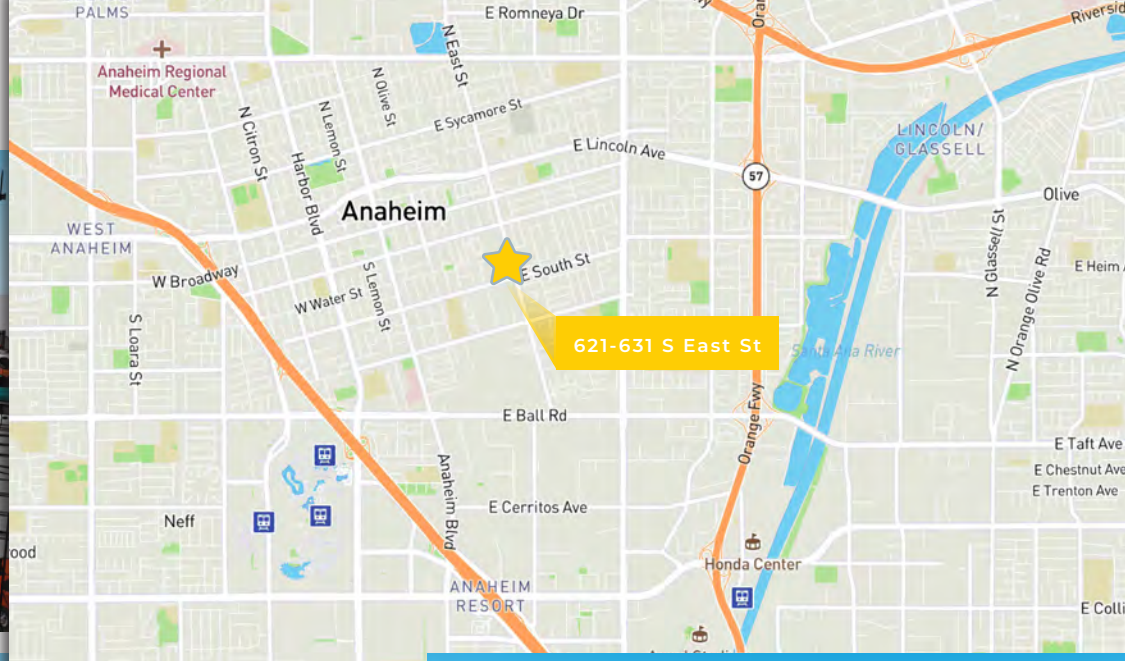
- ◇ Huge Fenced Yard Area
- ◇ Drive-Around Building
- ◇ Income Provided by Cell Tower Lease
- ◇ Anaheim Stadium Location
- ◇ Close Proximity to Major Freeways,
including the 91, I-5 and 57

CONCEPTUAL SITE PLAN





*Conceptual Project Rendering



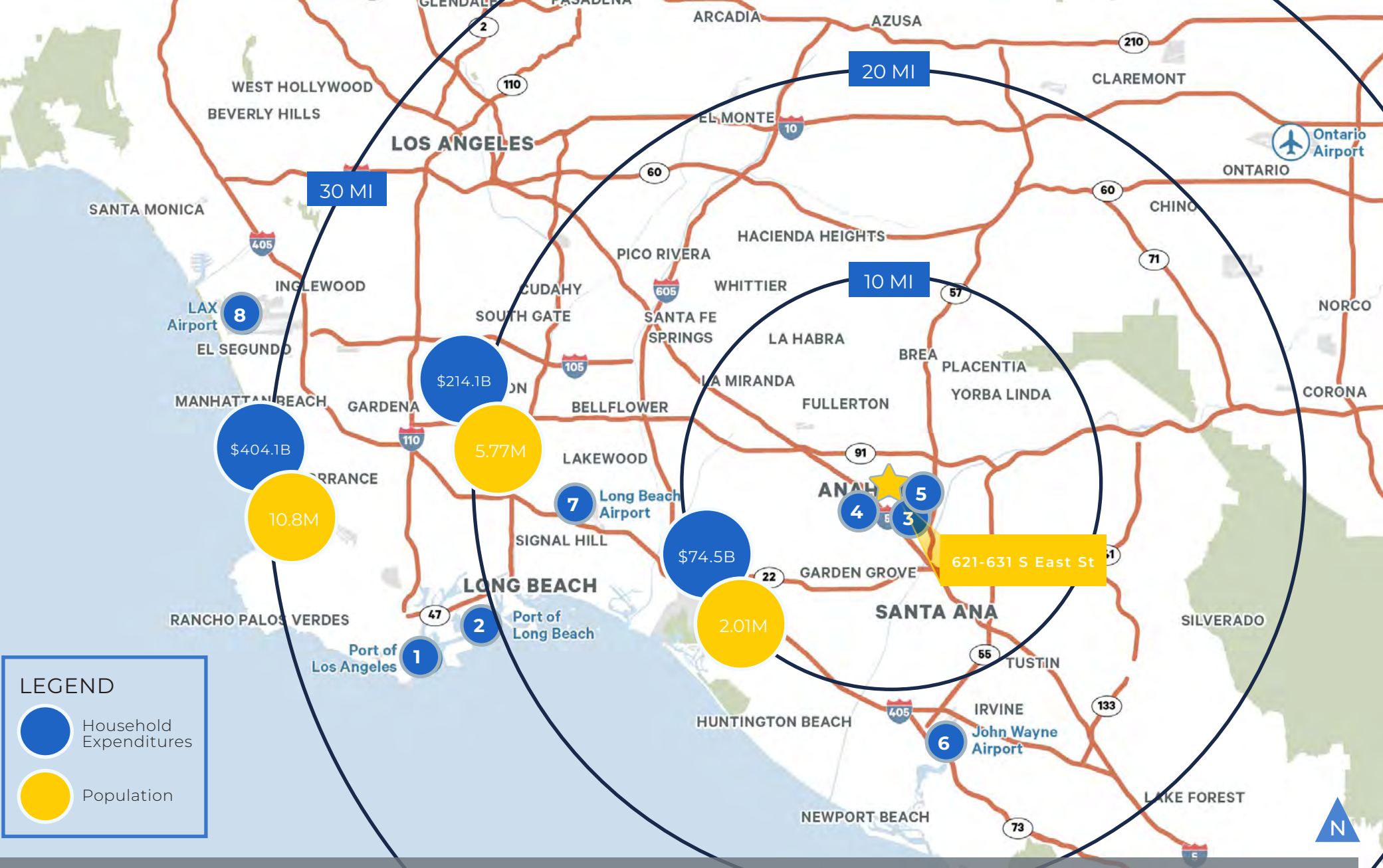
*Conceptual Project Rendering



*Conceptual Project Rendering



*Conceptual Project Rendering



MILEAGE TO

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|-----------------------|------------|----------------------|------------|-----------------------------|------------|
| 1 Port of Los Angeles | 31.1 miles | 4 Disneyland | 2.2 miles | 7 Long Beach Airport | 14.9 miles |
| 2 Port of Long Beach | 26.4 miles | 5 Honda Center | 2.7 miles | 8 Los Angeles Int'l Airport | 35.3 miles |
| 3 Anaheim Stadium | 2.7 miles | 6 John Wayne Airport | 13.3 miles | | |

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