

FOR SALE

621-631
S. EAST ST.
ANAHEIM

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



CBRE

- ◇ Cell Tower Lease Can Be Included
- ◇ Cell Tower Income \$1,092.61 / Month (under market)
- ◇ Tower Lease Expiration August 5, 2026

Building Features

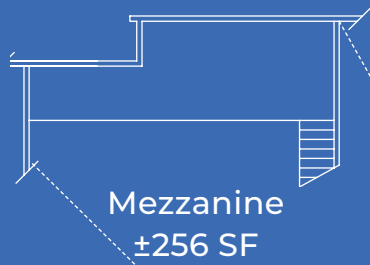
- ◇ Rare Industrial Building
- ◇ ±16,948 SF Available
- ◇ ±1,600 SF Office Area (can be built-to-suit)
- ◇ 14' Warehouse Clear Height
- ◇ Twelve (12) Grade-Level Doors
- ◇ 27 Auto Parking Stalls

CELL
TOWER

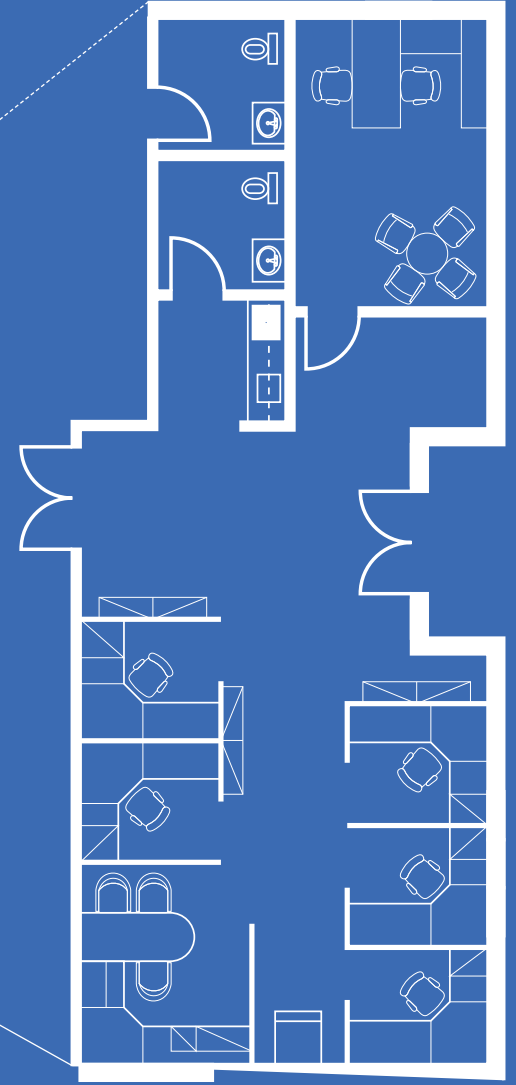
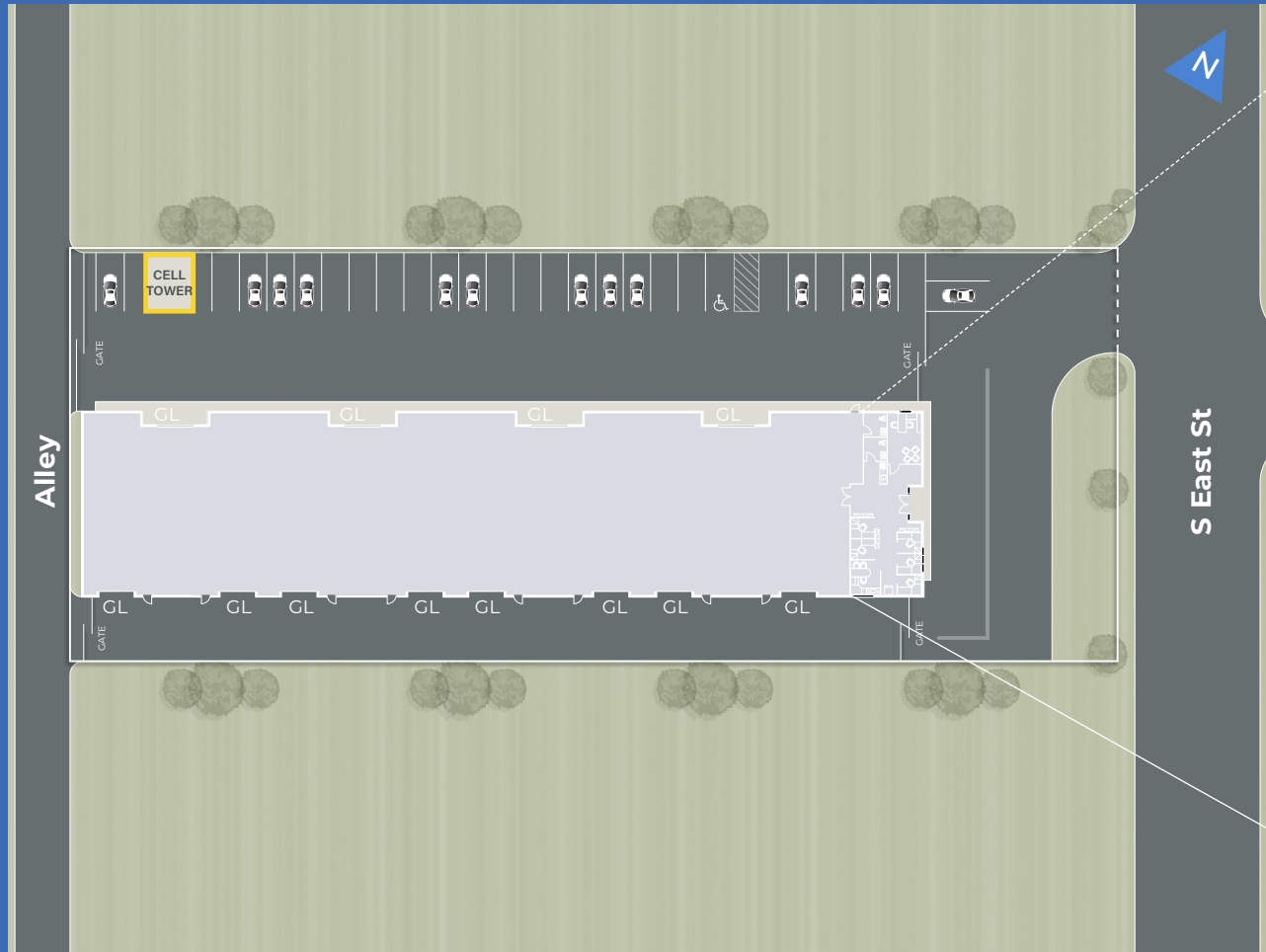
Project Highlights

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

EXISTING SITE PLAN

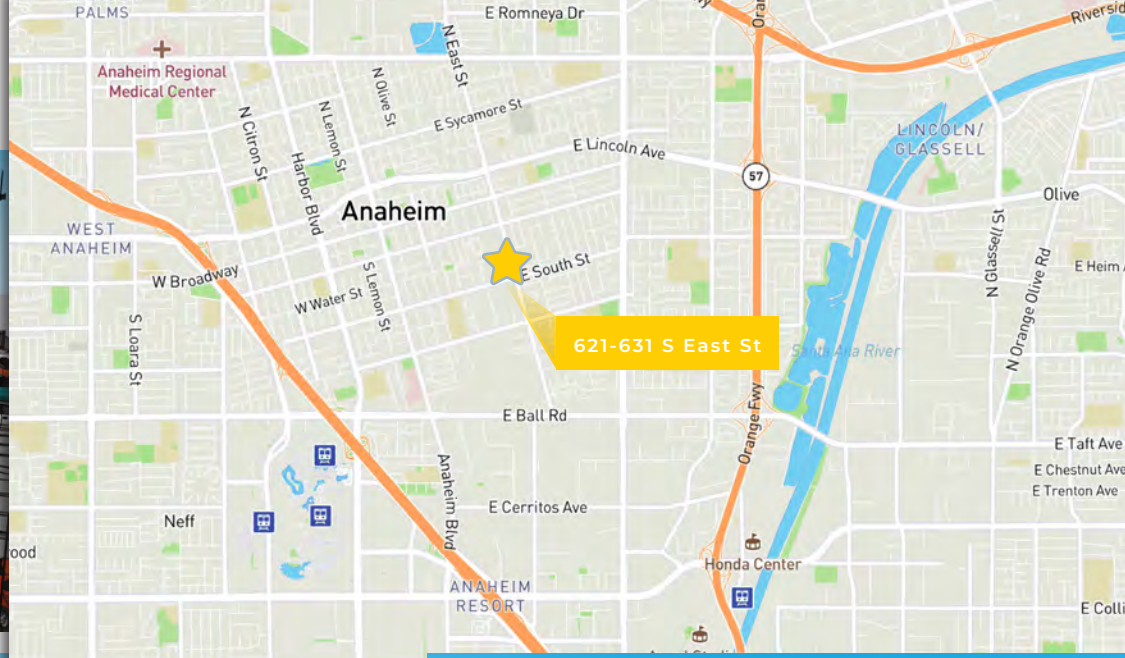


CONCEPTUAL SITE PLAN





*Conceptual Project Rendering



*Conceptual Project Rendering



*Conceptual Project Rendering



*Conceptual Project Rendering



MILEAGE TO

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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