

3409 E MIRALOMA AVE, ANAHEIM

±13,650 SF Building For Sale



Nick Magarian

Associate | Lee & Associates - Orange

C: 714.906.5916

nmagarian@lee-associates.com

DRE# 02236068

Ryan Magarian

Principal | Lee & Associates - Orange

C: 714.851.0928

rmagarian@lee-associates.com

DRE# 02063515





All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

HIGHLIGHTS

- Freestanding Industrial Building
- Major Street Frontage
- Monument Signage Capabilities
- Large Yard Area
- Excellent Showroom Capabilities
- Gas Metered
- Skylights
- City of Anaheim Utilities
- Immediate Access to 91, 57, 55 Freeways
- Bonus Penthouse with Panoramic Views

DA-4 Zoning Information:

In addition to typical industrial uses which have been "grandfathered in" per city code 18.120.020.0502, this property is zoned in "Development Area - 4" which allows for commercial and retail uses. Contact us for more information on these uses.

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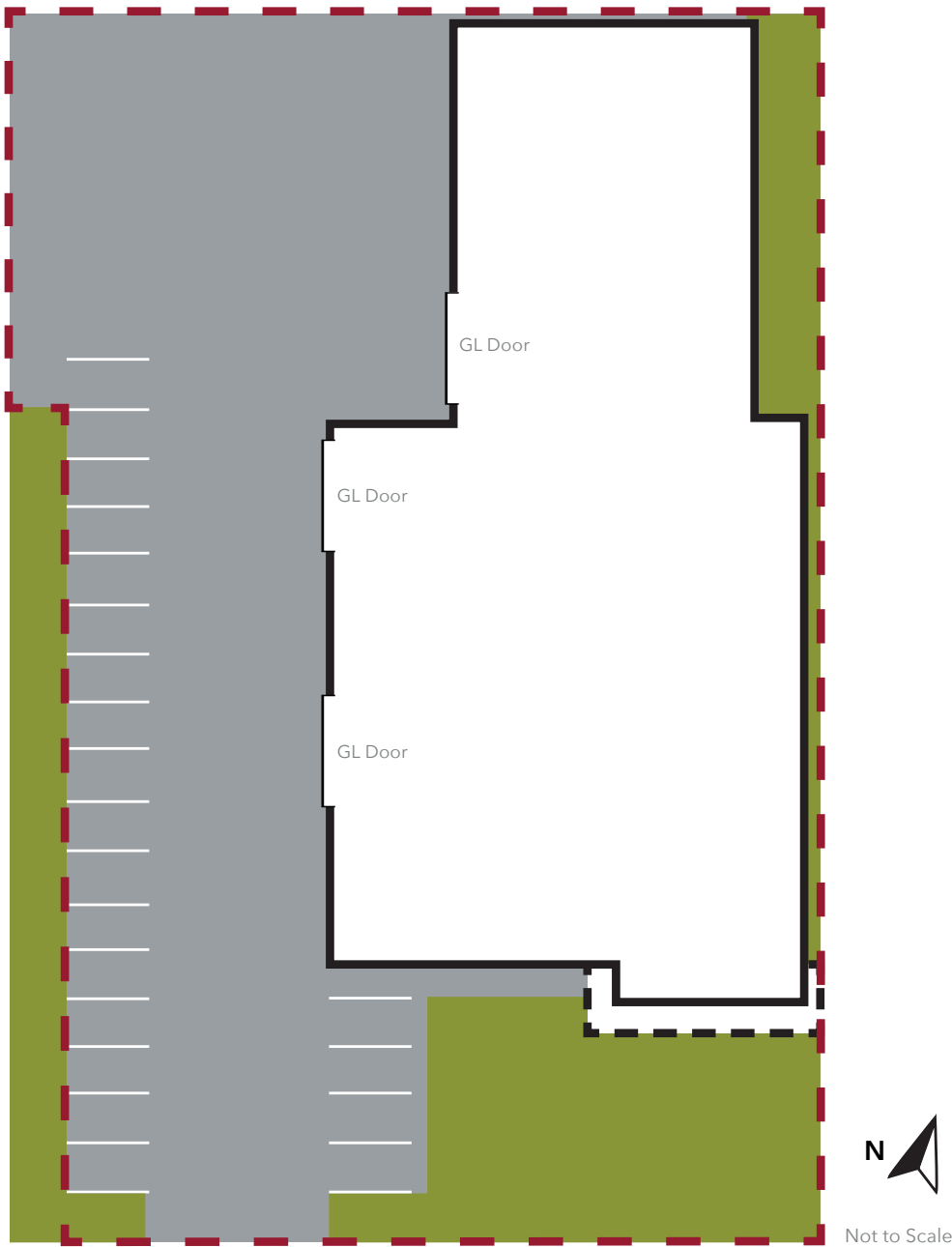
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PROPERTY FEATURES

PROPERTY TYPE	Freestanding Industrial
BUILDING SIZE	±13,650 SF
OFFICE SIZE	±4,552 SF
PARCEL SIZE	±30,226 SF
POWER	400 Amps of 120/208 Volt (verify)
WAREHOUSE CLEARANCE	±16'
LOADING DOORS	3 Ground Level
FREEWAYS IMMEDIATE	91, 57, 55
YEAR BUILT	1979

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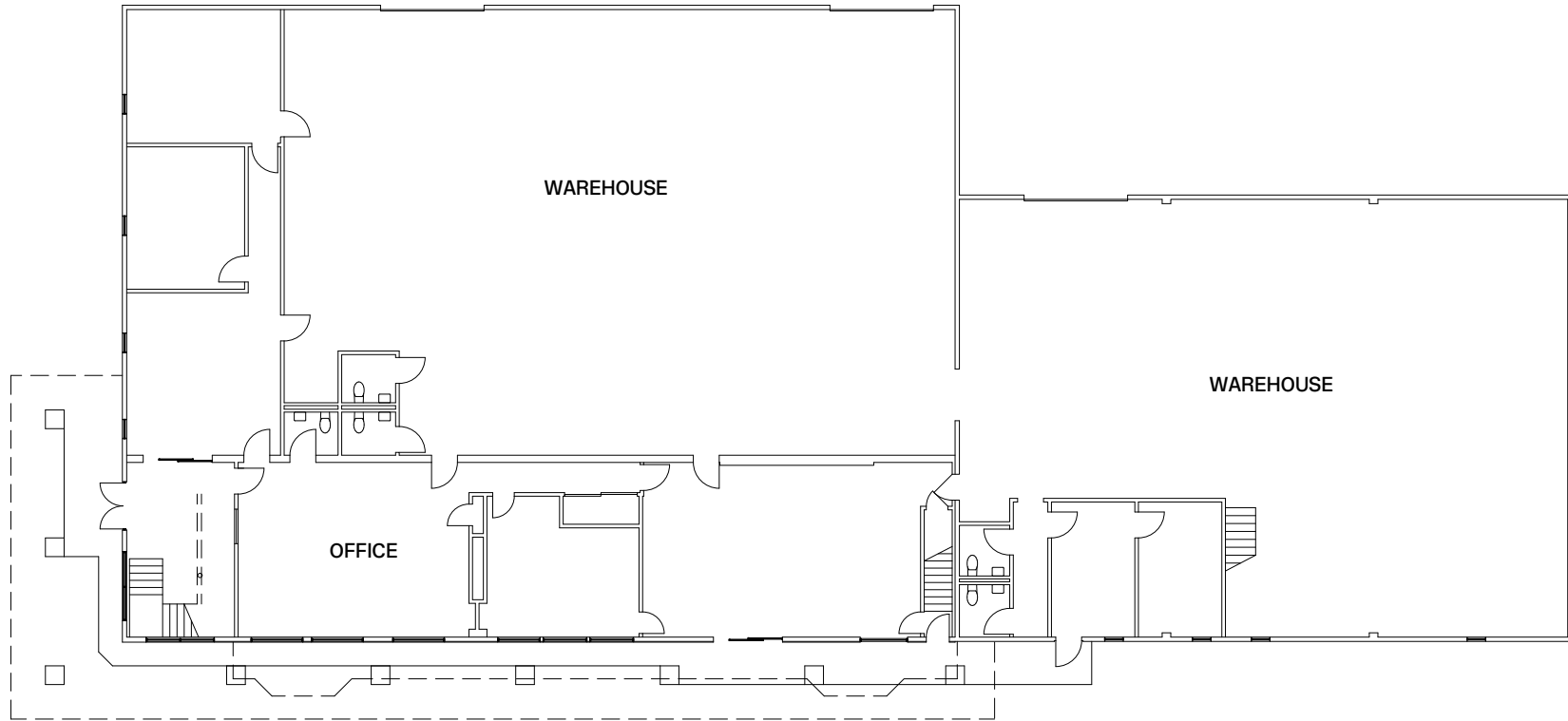
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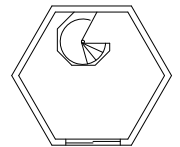
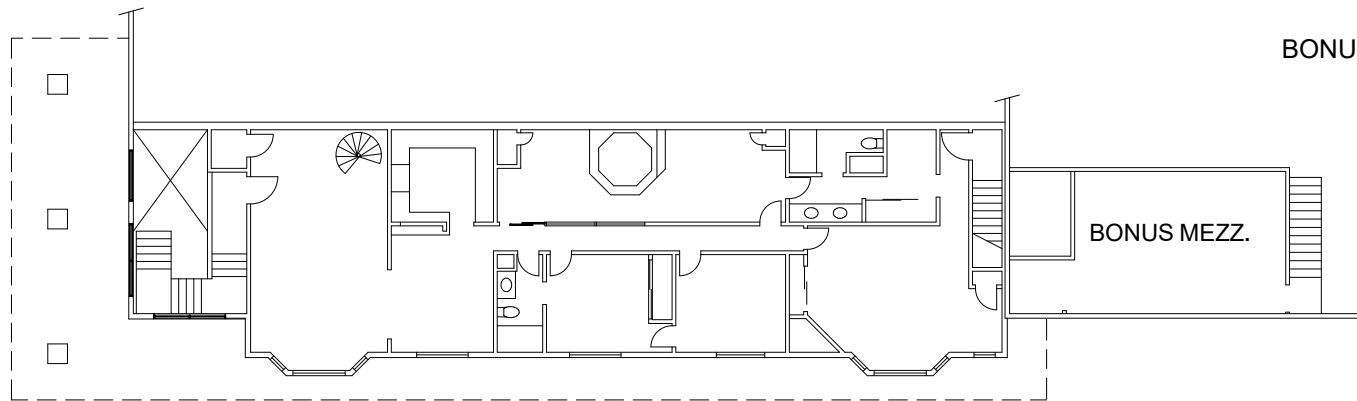
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FLOOR 1



FLOOR 2



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