

FOR SALE: ±23,119 SF FREESTANDING BUILDING

2301 E. Winston Road, Anaheim, CA 92806

PROPERTY FEATURES



±23,119 SF

Total Available SF



±10,217 SF

Total Office SF



Three (3)

Grade Level Doors



19' Height

Minimum Warehouse
Clearance



253-163-08

APN/Parcel ID



800 A, 120-208 V

Power Supply



Sprinklered

Fire Sprinklers



44 Stalls (2:1000)

Secure Parking Stalls



Separate Secure Yard

2 Points of Ingress/
Egress



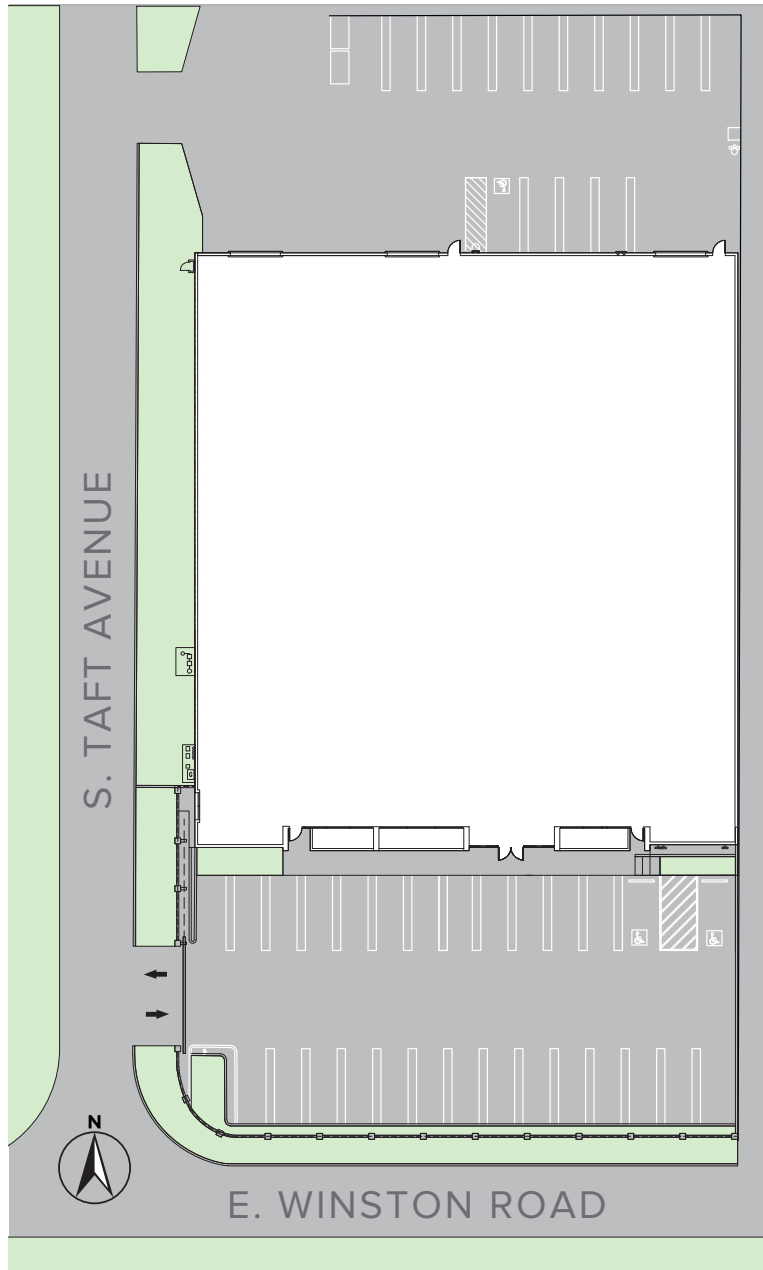
1974 / 2019

Year Built / Renovation
New Roof + Skylights

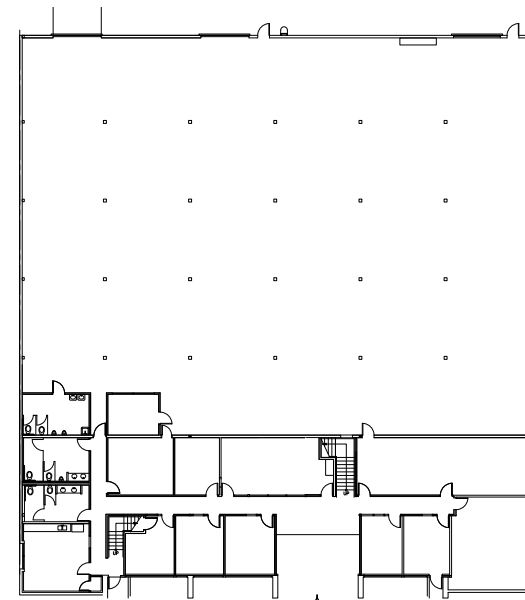


CBRE

SITE & OFFICE FLOOR PLANS



Second Floor Office Plan



Ground Floor Office Plan







OCVIBE™

Redefining the Downtown Experience for Orange County



DINING

With numerous restaurants in a bustling market hall, OCVIBE will bring the best of regional and global cuisine to life through a completely unique culinary experience.



OFFICES

OCVIBE will feature between 200K and 500K sq ft of modern office space, creating a working campus to serve Orange County's most innovative employers.



MUSIC

From live concerts and shows to extraordinary spaces for private events, OCVIBE is building the premier entertainment district in the heart of OC.



SPORTS

Catching the Ducks at Honda Center is just the warm-up. Enjoy pre-game bites, mingle with fans, and celebrate with themed events. This is where game days come alive.



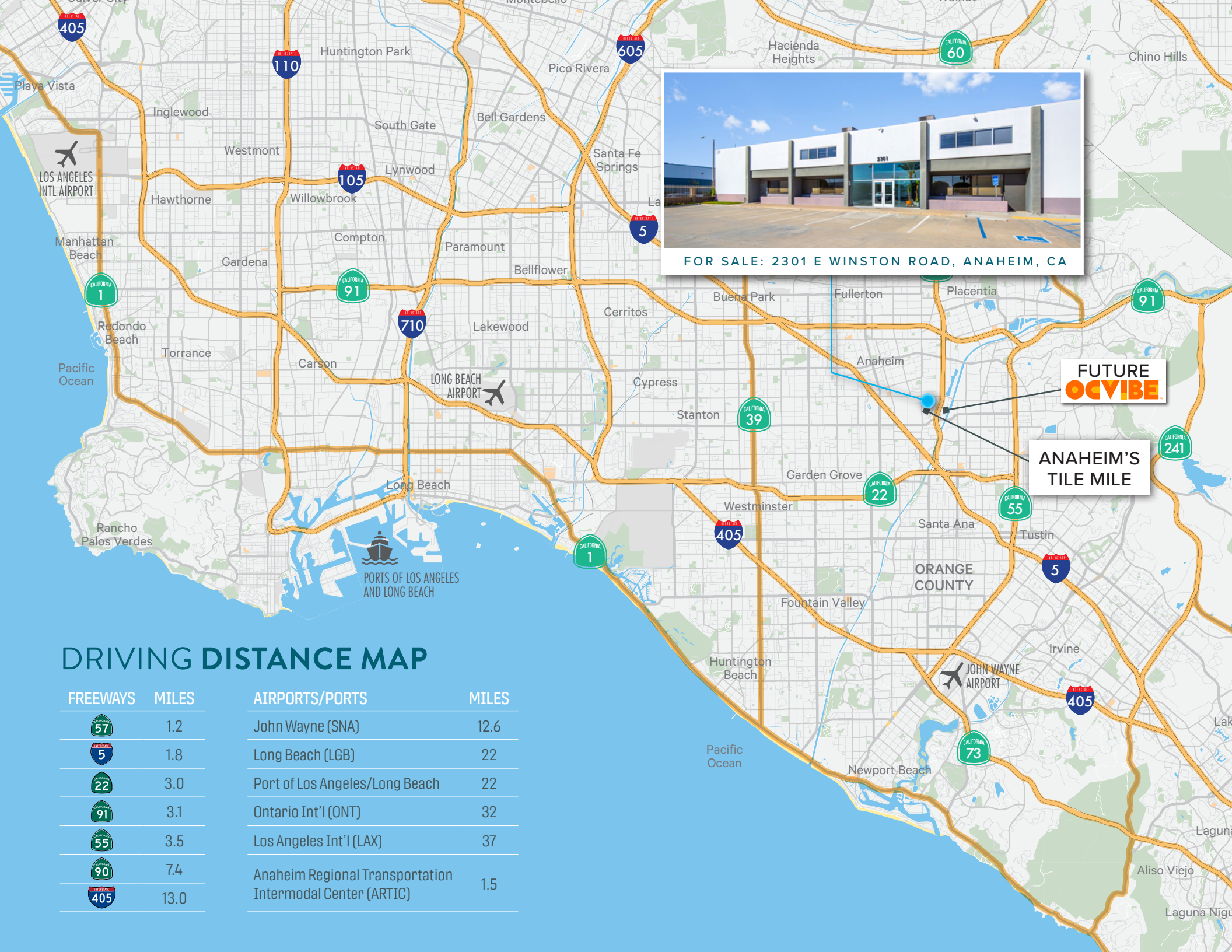
PARKS

20 acres of open green space, two 4-acre parks, and ample space for community gatherings and special events.



TRANSIT

Conveniently located near the ARTIC transit center and offering free parking, getting here is as easy as getting around for visitors and residents alike.



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FUTURE
OC VIBE

ANAHEIM'S
TILE MILE

DRIVING DISTANCE MAP

FREEWAYS	MILES
	1.2
	1.8
	3.0
	3.1
	3.5
	7.4
	13.0

AIRPORTS/PORTS	MILES
John Wayne (SNA)	12.6
Long Beach (LGB)	22
Port of Los Angeles/Long Beach	22
Ontario Int'l (ONT)	32
Los Angeles Int'l (LAX)	37
Anaheim Regional Transportation Intermodal Center (ARTIC)	1.5



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EXCLUSIVELY MARKETING BY

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