

BALL ROAD BUSINESS PARK

ANAHEIM, CALIFORNIA

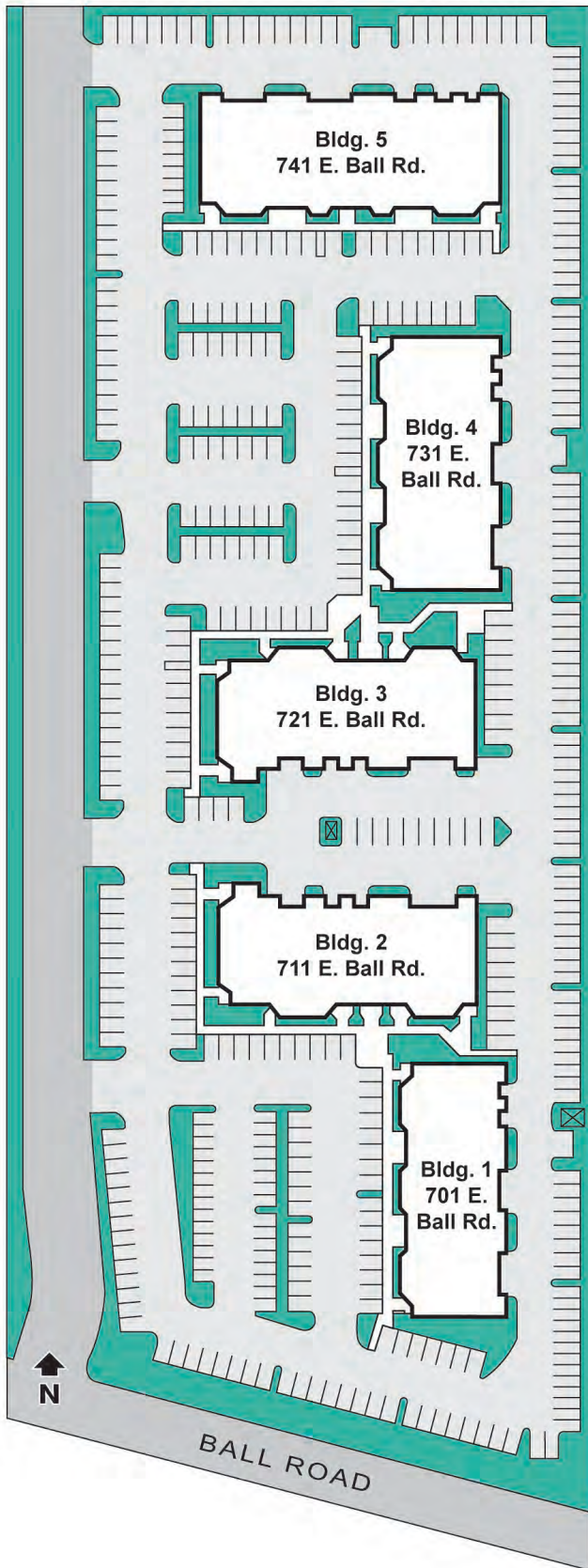


For further information, please contact:

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Lic #019585158

Voit
REAL ESTATE SERVICES

**THE ZEHNER
DAVENPORT**
INDUSTRIAL GROUP



PROPERTY HIGHLIGHTS

- Premier North Orange County location
- 5-Two Story Industrial/Office/Flex Business Park
- Excellent Access to 57, 5, 91 & 22 Freeways
- Close to restaurants, banks, train station and many other retail amenities
- Post Office on Site
- 3.72 : 1,000 Parking

BUILDING PARK FEATURES

Parking Ratio	3.72 : 1,000 SF
Clear Height	±9'
Total Building Size	114,984 SF
Year Built	1987
Water & Sewer	Anaheim Public Utilities
Gas Service	Southern California Edison
Electric Service	Anaheim Public Utilities
Telephone	SBC
Number of Buildings	5
Number of Units	39
Loading	Ground level in the rear
Fire Prevention	Wet pipe fire sprinkler system
Electrical	1200-1600 amp main switchgear with 120/240 volt, 3 phase, 4 wire service

FOR MORE INFORMATION CONTACT

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2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806

B A L L R O A D B U S I N E S S P A R K

A V A I L A B I L I T I E S

Building Address	Size SF	Office SF	GL Doors	Asking Rent	Comments
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701 E. BALL ROAD

Suite 104/105	±2,967	±1,484	1	\$1.10 MG PSF	6 private offices, 1 large conference room, warehouse area, two reception areas and two restrooms, Ball Road frontage. Available 30 days.
Suite 200	±1,712	±1,712	0	\$1.00 MG PSF	5 private offices, 1 large conference room, small reception area and restroom, Ball Road frontage. Available Now.
Suite 204	±1,690	±1,690	0	\$0.95 MG PSF	2 private offices, 1 large conference room, small reception area and restroom, Ball Road frontage. Available 30 days.

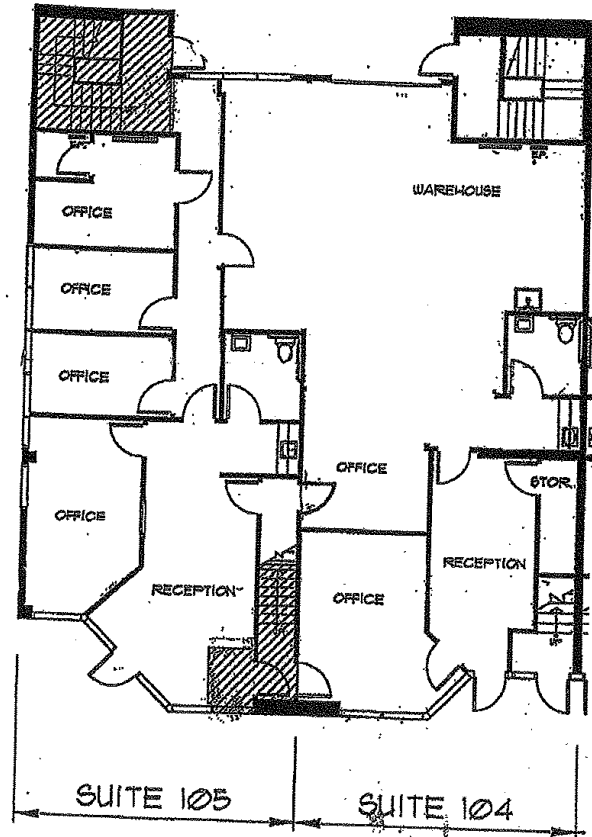
Note: Rental rate is structured at modified gross rate excluding janitorial and electrical. Common Area Maintenance fees are equal to \$0.10 per rental square foot per month.



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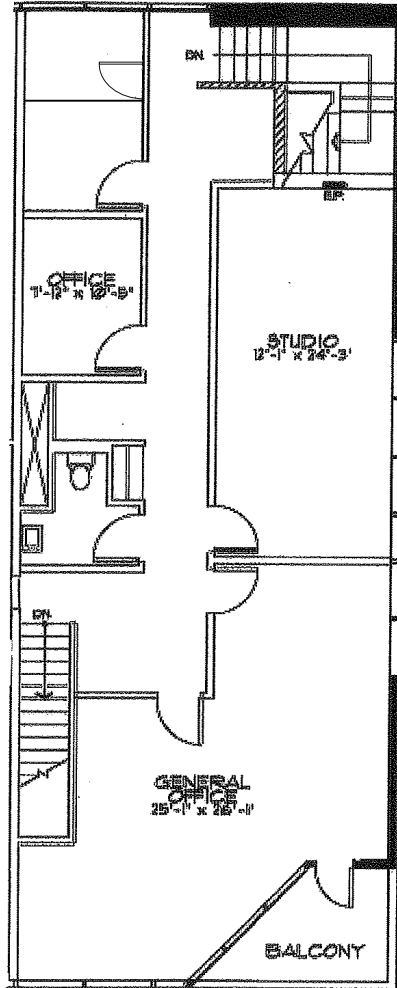




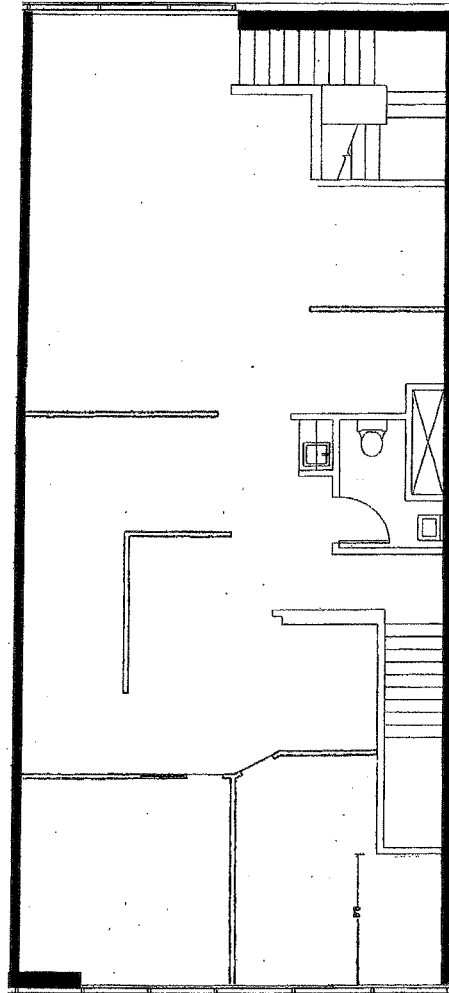
±2,967 SF

Office: ±1,484 SF

**Floorplans Not to Scale*



±1,712 SF
Office: ±1,712 SF
**Floorplans Not to Scale*



±1,690 SF

Office: ±1,690 SF

**Floorplans Not to Scale*