

# FOR LEASE

# ±10,575 SF

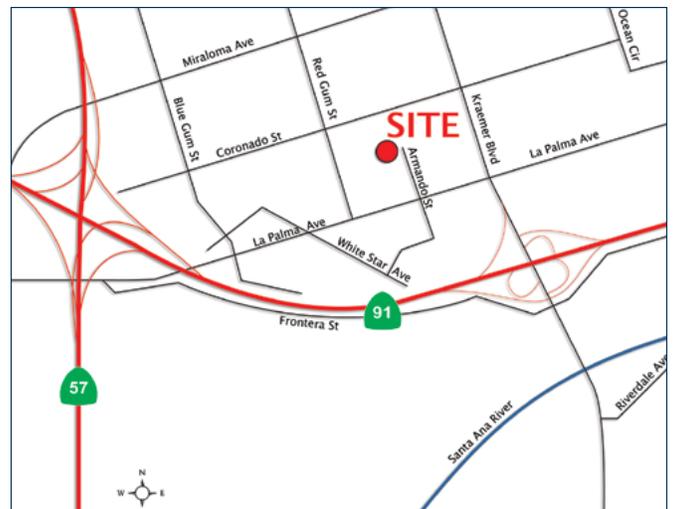
Industrial Building

1171 N. ARMANDO STREET | ANAHEIM | CA



## PROPERTY FEATURES

- 1,040 Sq. Ft. of Office Area
- One (1) Ground Level Door
- One (1) Exterior Truckwell Door
- 400 Amps of Power
- 25 Parking Spaces
- 16' Warehouse Clearance
- Large Fenced Yard Area
- Fire Sprinklered
- Excellent access to 91 & 57 Freeways
- 100% Air Conditioned Warehouse
- Sublease Through September 30, 2027



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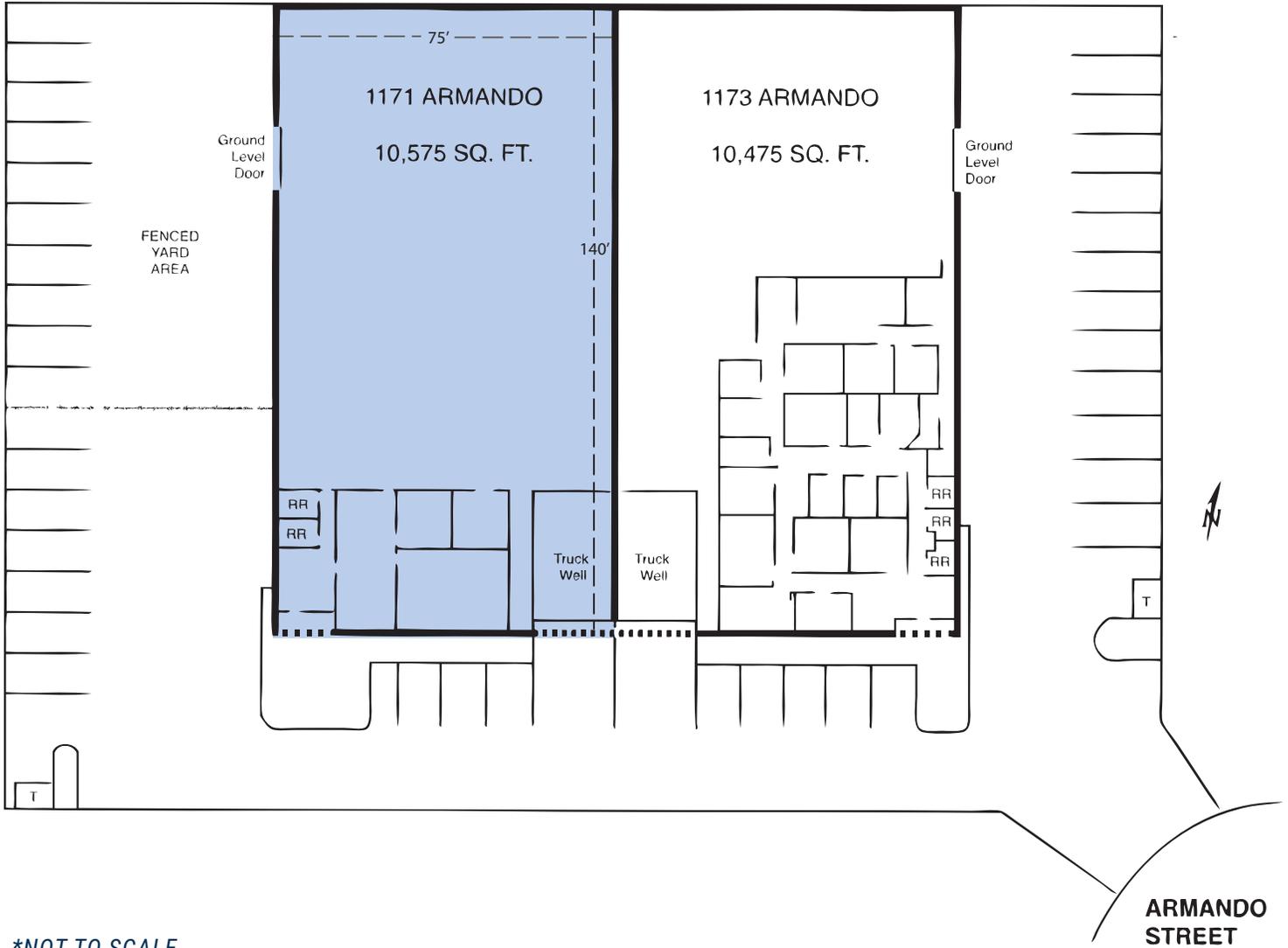
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100 Bayview Circle, Ste. 600  
Newport Beach, CA 92660

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## SITE PLAN



\*NOT TO SCALE

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