

FOR SALE OR LEASE

±139,535 SF BRAND NEW INDUSTRIAL BUILDING



701 E. BALL ROAD, ANAHEIM, CALIFORNIA

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Voit
REAL ESTATE SERVICES

**THE ZEHNER
DAVENPORT
INDUSTRIAL GROUP**

2020 MAIN STREET, SUITE 100, IRVINE, CA 92614
(714) 978-7880 | VOITCO.COM

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Site Area:	6.97 Acres / 303,701 SF
Building Size:	139,535 SF
Warehouse:	126,246 SF
Office:	13,289 SF
Parking Ratio:	1.06 / 1,000 SF
Parking Stalls:	148 Stalls
EV Stalls:	24 Stalls
Trailer Storage Stalls:	4 (Truck EV Ready)
DH Doors:	13
GL Doors:	2
Clear Height:	32'

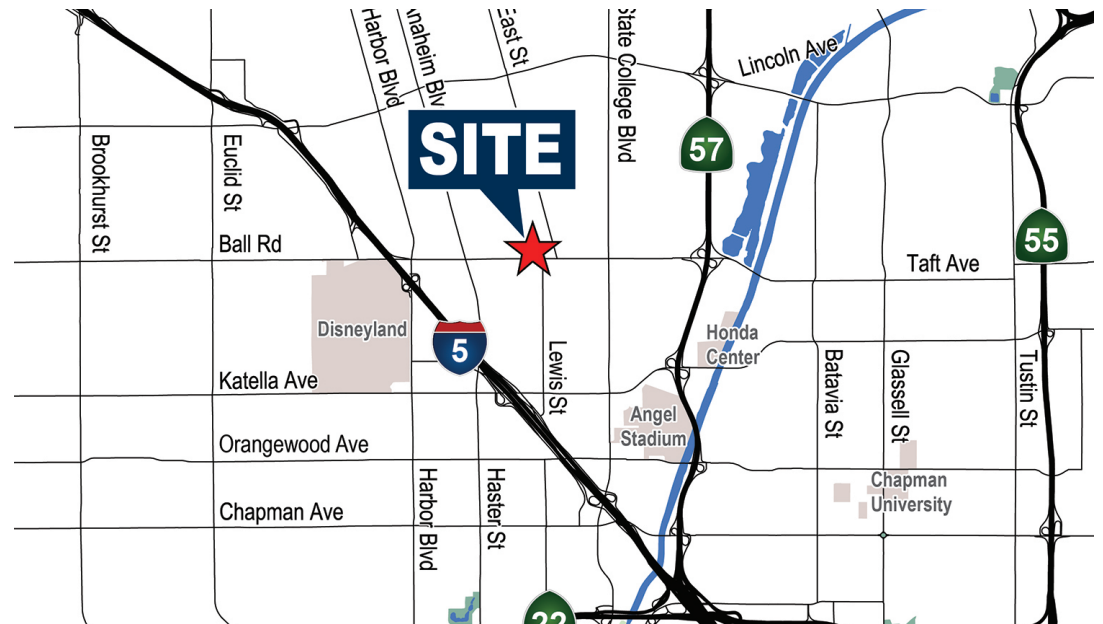
PROJECT TIMELINE

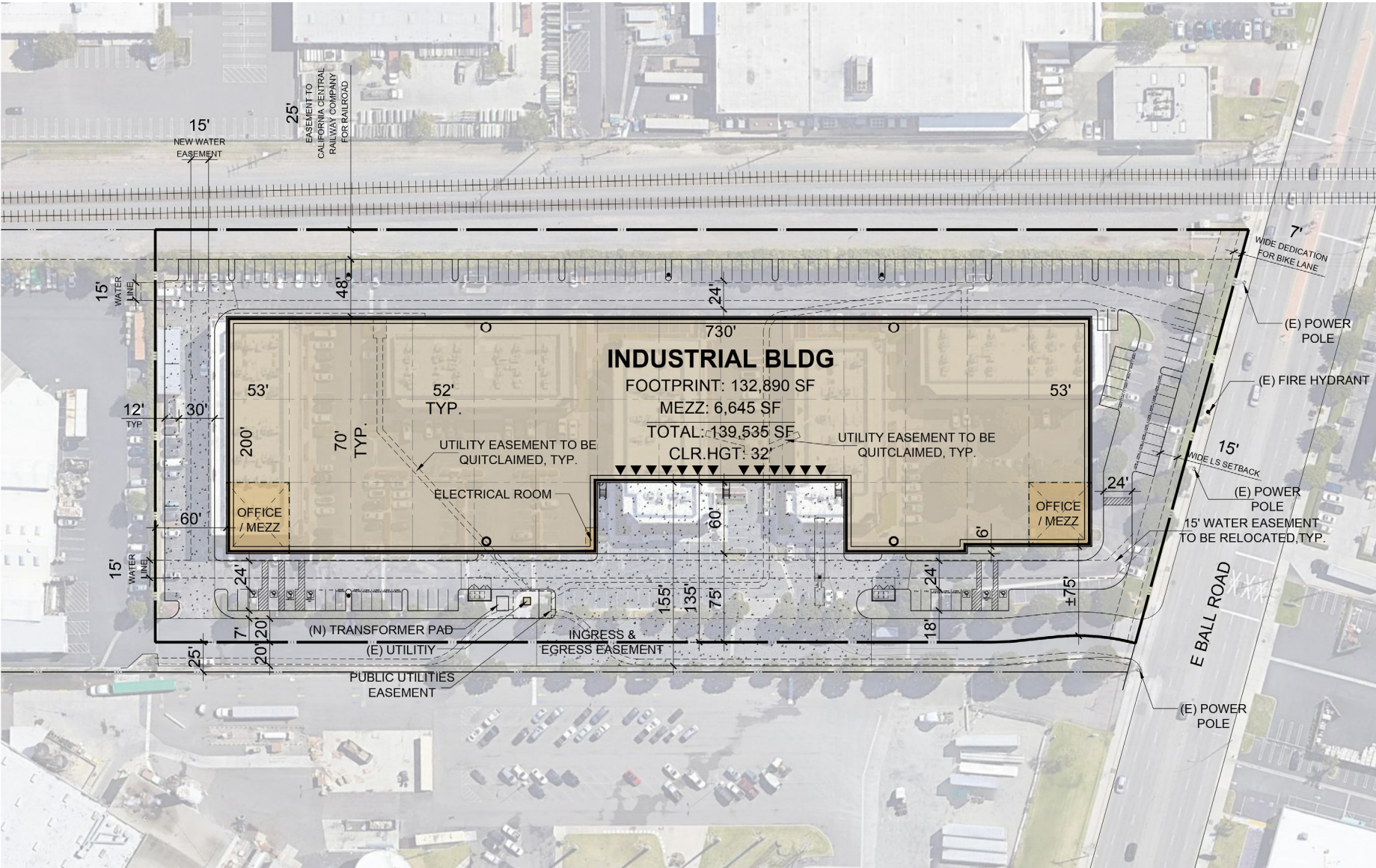
Begin Construction	November 2024
Finish Construction	September 2025

Voit Real Estate Services is excited to offer a unique opportunity for a prime industrial space totalling 139,535 square feet located at 701E. Ball Rd in Anaheim, CA. Conveniently between the I-5 and CA-57, just one mile from each freeway, and within the Stadium Marketplace, this 139,535 square foot development is in a sought-after infill Southern California location. With its close proximity to The Platinum Triangle, this space is ideal for businesses looking to expand or establish a presence in an industrial hub with close proximity to high value rooftops.

UNSURPASSED LOCATION IN NORTH ORANGE COUNTY

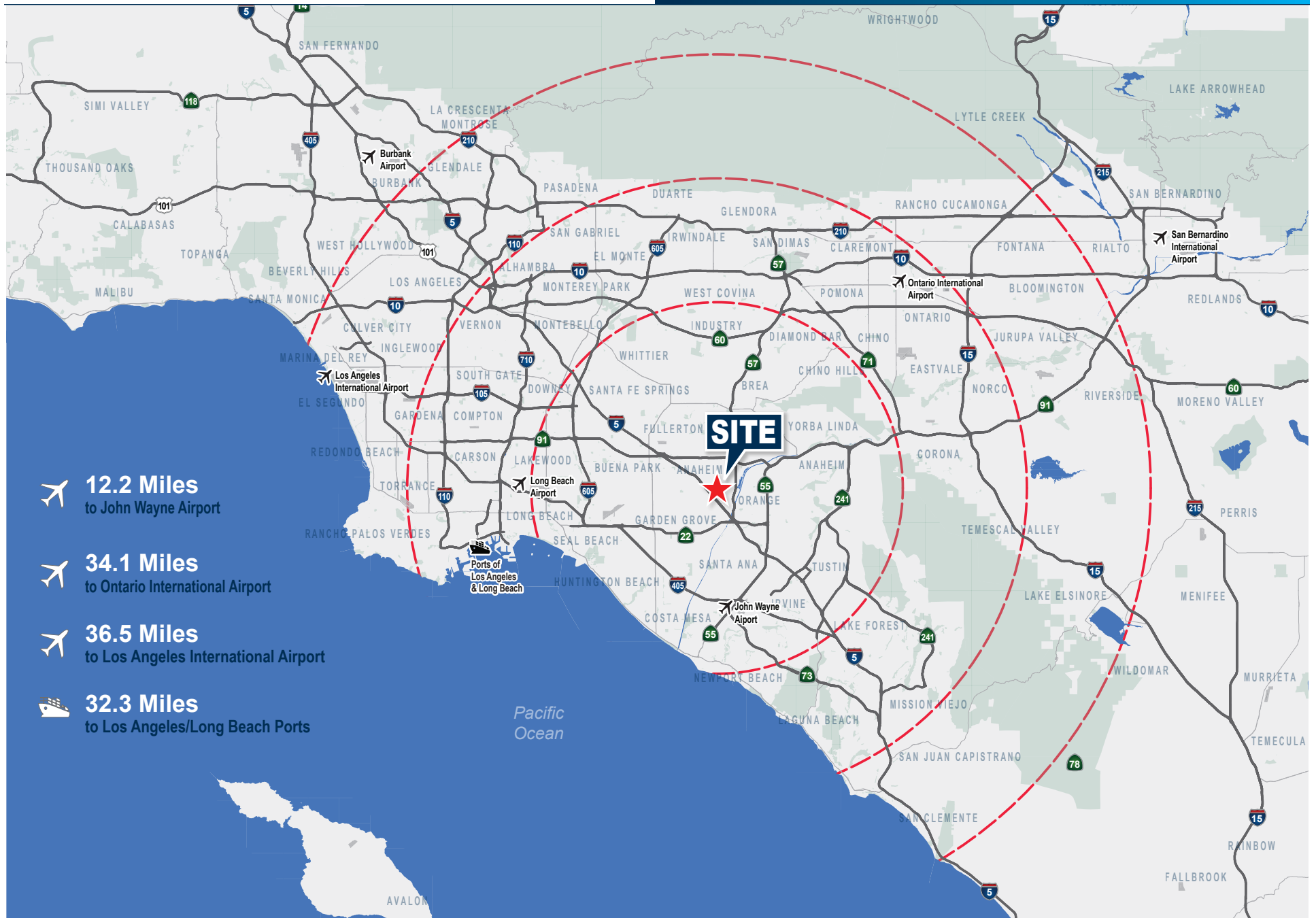
- New state of the art building
- Close proximity to the 5, 57 and 91 Freeways, "Tile Mile", and Platinum Triangle.
- Short Distance to the Anaheim Stadium, the Honda Center and Anaheim Regional Transportation Intermodal Center (ARTIC)
- Access to over 4 Million people within a 30 minute drive





▲ Dock-High Doors ● Grade Level Doors

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