

# COMPLETELY REFURBISHED MULTI-TENANT INDUSTRIAL BUILDING/PARK



## FOR SALE/LEASE

±19,126 SF BUILDING ON ±0.97 AC

1826-1842 S. LEWIS ST.

ANAHEIM | CA

FOR MORE INFORMATION, CONTACT:

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### PROPERTY HIGHLIGHTS



±1,465-3,108 SF  
small units available



0.97 AC  
lot size



Platinum Triangle  
Location



I-5  
proximity



11  
gl doors

**Completely Refurbished**  
New Roof      New Paint  
New HVAC Units      New Landscaping  
New Offices      New Asphalt  
New Bathrooms

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

OWNED AND OPERATED BY:  
**cohengroup**  
COMMERCIAL REAL ESTATE

# FOR SALE/LEASE

## ±19,126 SF BUILDING ON ±0.97 AC

**1826-1842 S. LEWIS STREET**  
ANAHEIM | CA

### PROPERTY HIGHLIGHTS //

- ±19,126 SF Freestanding Multi-Tenant Industrial Building For Sale
- 8 Small Industrial Units Available For Lease
- Complete Refurbishment: New Roof, HVAC Units, Skylights, Offices, Bathrooms, Landscaping, Parking Lot, Etc...
- Eleven (11) Ground Level Loading Doors
- 0.97-Acre Parcel
- Secured Fenced Yard Area (with Automatic Gate)
- Drive Around Building
- Zoned Industrial
- Highly Sought After Platinum Triangle Location
- Excellent Access to the 5, 57 & 22 Freeways



<b>TOTAL BUILDING AREA</b>	<b>±19,126 SF</b>
<b>OFFICE AREA</b>	<b>12% (ESTIMATED)</b>
<b>LAND AREA</b>	<b>.97 ACRES</b>
<b>OCCUPANCY</b>	<b>1 UNIT LEASED 8 AVAILABLE</b>
<b>YEAR BUILT</b>	<b>1968</b>
<b>YEAR RENOVATED</b>	<b>2023</b>
<b>CONSTRUCTION TYPE</b>	<b>CONCRETE TILT-UP</b>
<b>NUMBER OF UNITS</b>	<b>9</b>
<b>UNIT SIZES</b>	<b>±1,465 SF – ±3,108 SF</b>
<b>LOADING</b>	<b>11 GROUND LEVEL DOORS</b>
<b>CLEARANCE</b>	<b>16'</b>
<b>PARKING</b>	<b>1.80:1,000 SF (34 FREE SURFACE SPACES)</b>
<b>ZONING</b>	<b>INDUSTRIAL</b>
<b>APN</b>	<b>083-751-17</b>

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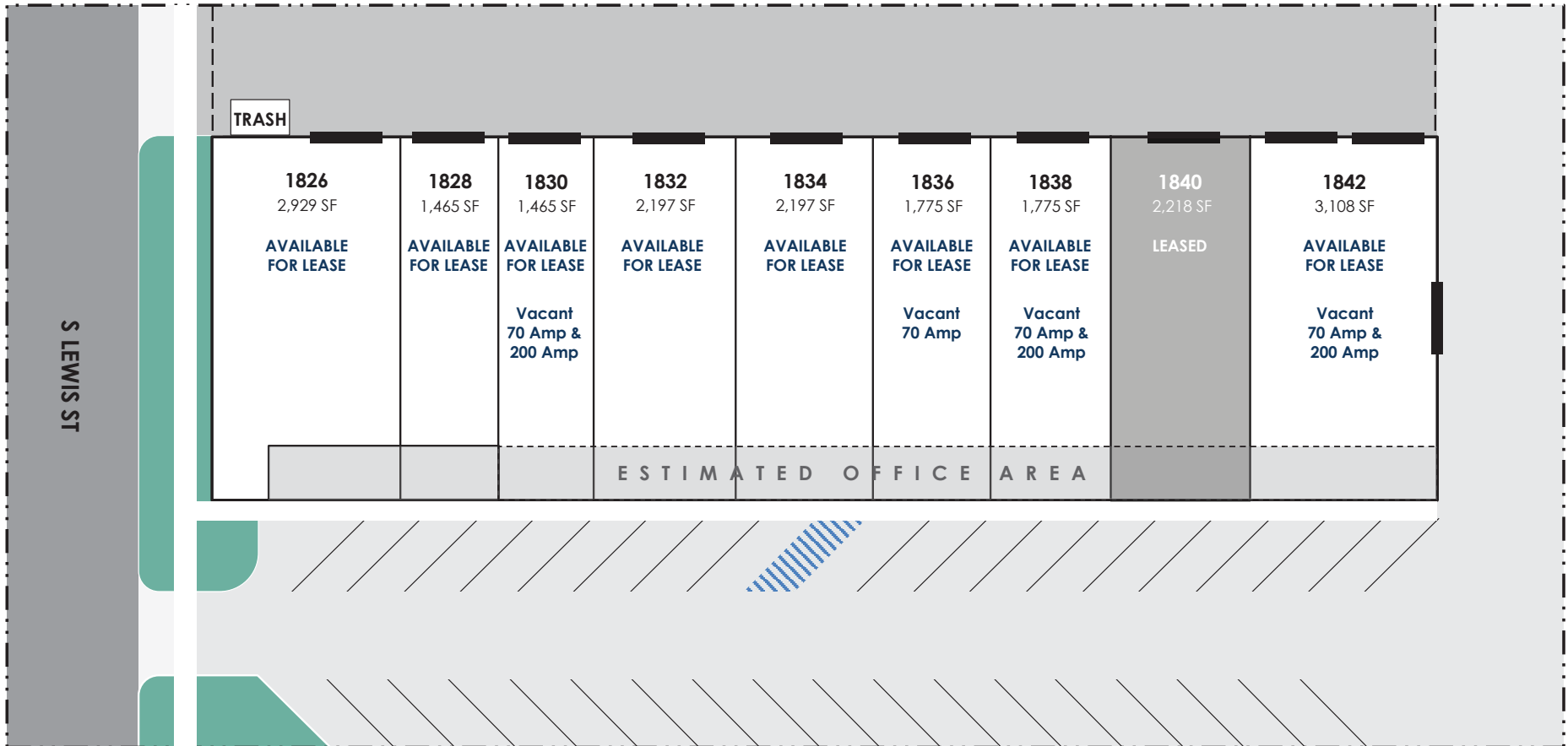


# FOR SALE/LEASE

1826-1842 S. LEWIS STREET  
ANAHEIM | CA  
SITE PLAN

±19,126 SF BUILDING ON ±0.97 AC

Units Can Be Combined To Accommodate A Variety Of Size Requirements



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# FOR SALE/LEASE

1826-1842 S. LEWIS STREET  
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AERIAL



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