

333 & 501

E. CERRITOS AVE., ANAHEIM FOR LEASE OR SALE

MAJOR PRICE REDUCTION, NOW \$.47N PSF ON LAND! AVAILABLE FOR IMMEDIATE OCCUPANCY



**±18,410 SF INDUSTRIAL BUILDING ON A 93,915 SF (2.15 AC) LAND PARCEL
WITH HUGE SECURED OUTDOOR STORAGE YARD**

Voit
REAL ESTATE SERVICES

BC
BOUMA CAPUTO

ADDRESS	333 & 501 E. Cerritos Avenue, Anaheim, CA 92805
BUILDING SIZE	± 18,410 SF
OFFICE SIZE	± 3,675 SF (Can be Modified to Suit)
LAND SIZE	± 93,915 SF (2.15 AC)
PARCEL NUMBERS	082-130-31 082-140-37
LOADING	3 Ground Level Doors (Possibly Expandable) 2 Dock High Door
CLEAR HEIGHT	14' - 15'
ELECTRICAL	Two (2) Electrical Panels 1,000 Amp and 600 Amp (Tenant to Verify Power)
YARD	Huge Secured Fenced Yard
ZONING	I - Industrial
PRICING	TBD

CONDITIONAL USE PERMIT (CUP) 1

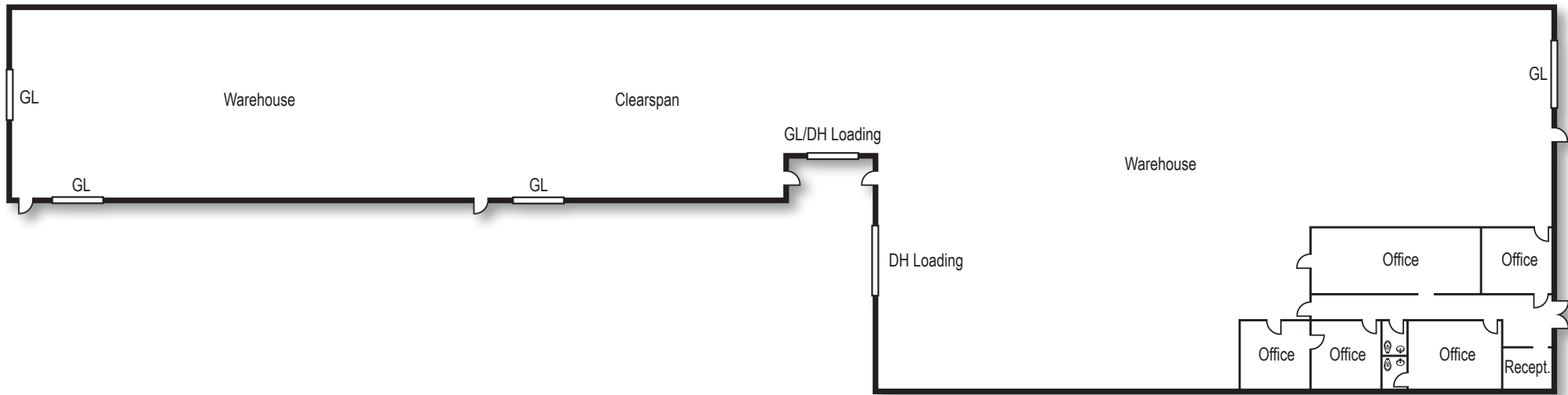
Existing Conditional Use Permit (CUP) on 501 East Cerritos for an automobile sales company. (Buyer must independently verify its proposed use is allowable under CUP & Zoning).

CONDITIONAL USE PERMIT (CUP) 2

Existing Conditional Use Permit (CUP) on 333 East Cerritos for a building material storage yard. (Buyer must independently verify its proposed use is allowable under CUP & Zoning).

- **MAJOR RENOVATION COMPLETED:** \$1.5M renovation completed, including: rebuilt office, warehouse refresh, additional roll-up doors, new paving and fencing.
- **BUILD TO SUIT OFFICES AVAILABLE:** Revisions to office layout considered specific to tenant's needs.
- **OVERSIZED LAND PARCEL:** The property is an oversized ± 93,915 SF (2.15 AC) parcel with only 21% of building coverage.
- **DIVISIBLE BUILDINGS:** The building has the potential to be divided, offering flexibility for future expansion or separation of business units.
- **LARGE FENCED YARD:** The extra large land parcel and large secured yard allows for various types of outdoor storage needs.
- **CLEAR SPAN WAREHOUSE:** No warehouse ceiling post giving a clear open area for machines or drive through access.
- **FLEXIBLE ZONING:** The Industrial Zoning allows for an array of uses that are not allowed in many other industrial districts in Orange County (please review potential uses with the city of Anaheim).
- **EXCELLENT LOCATION:** The property is centrally located in the City of Anaheim, with immediate access to the Santa Ana (5), Orange (57), and Garden Grove (22) freeways. Extensive amenities located nearby, including the Tile Mile, Anaheim Convention Center, Disneyland, Anaheim Stadium, A-town, the Platinum Triangle, and a multitude of nearby restaurants.

PARCEL & LOCATION MAP





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