

1025 SHEPARD ST, ANAHEIM, CA

±4,365 SF | FOR SALE



Scott Seal

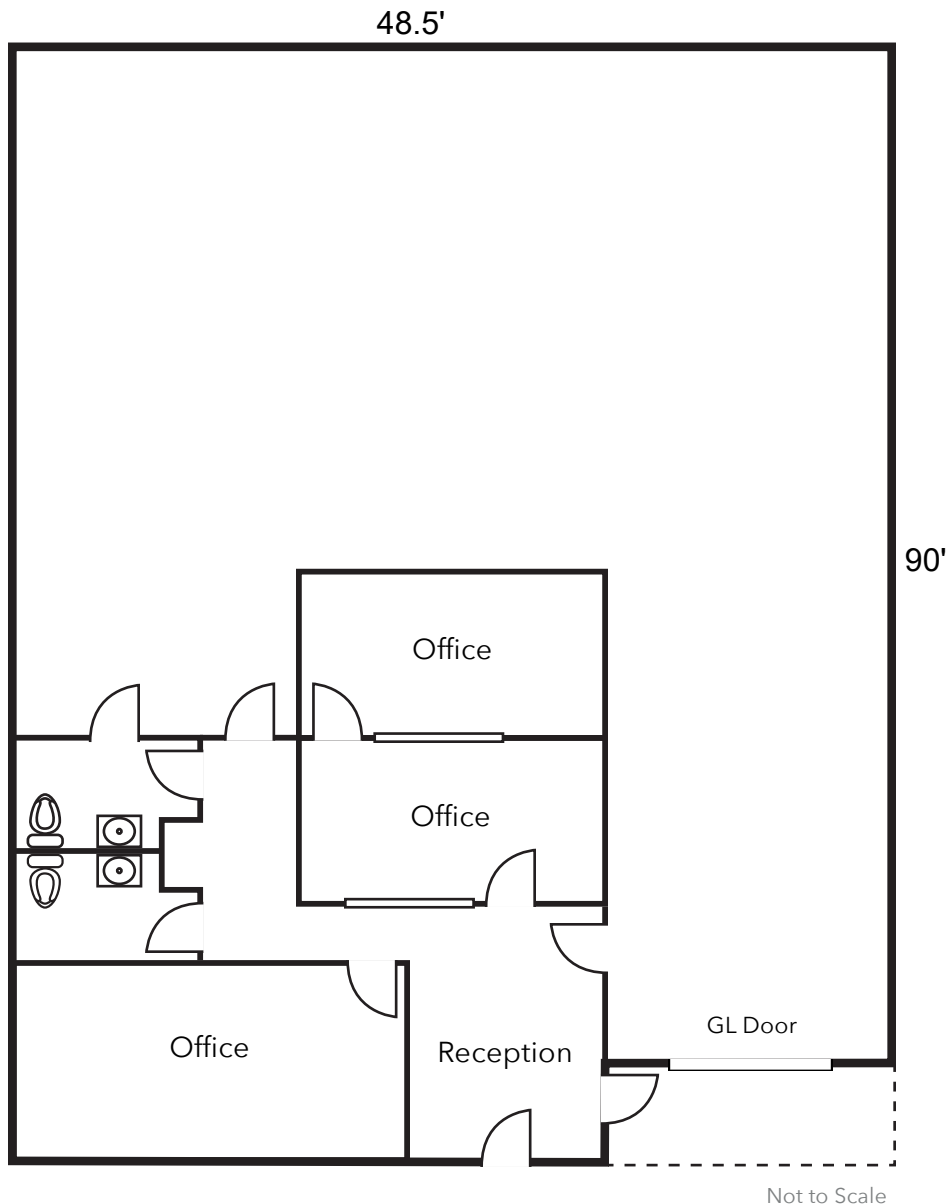
Principal | Lee & Associates - Orange

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sseal@lee-associates.com

DRE# 01412407

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FEATURES

- 1,155+/- SF Deluxe office Space
- 150+/- SF Bonus Storage Mezzanine
- 16' Clearance
- 200 AMPS Power
- .17/3000 GPM Fire Sprinklered
- One (1) Ground Level Loading
- Occupied - Tours during typical Bus Hrs
- AVAILABLE For Occupancy: May 1, 2026
- Purchase as Owner/User or Investment

PROPERTY NOTES

- Freeway Crossroads Business Park - Built 2006
- Located along the 91 freeway - Kraemer Ave/ Tustin Ave Exit. Adjacent to Camelot Miniature Golf
- ***Association fees: \$738 p/mo**
 *Covers landscaping, building Insurance, Fire Sprinkler monitoring/certification, Reserves for Roof, Exterior Paint, & Pavement and all other expenses related to the project. Ownership pays its own Property Taxes, Electrical, HVAC.

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All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

SITE PLAN



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