

1211 N. MILLER STREET
ANAHEIM, CALIFORNIA

±210,000
SQUARE FEET
FOR LEASE

A Quality Asset
Owned By:

nuveen
REAL ESTATE

Voit
REAL ESTATE SERVICES

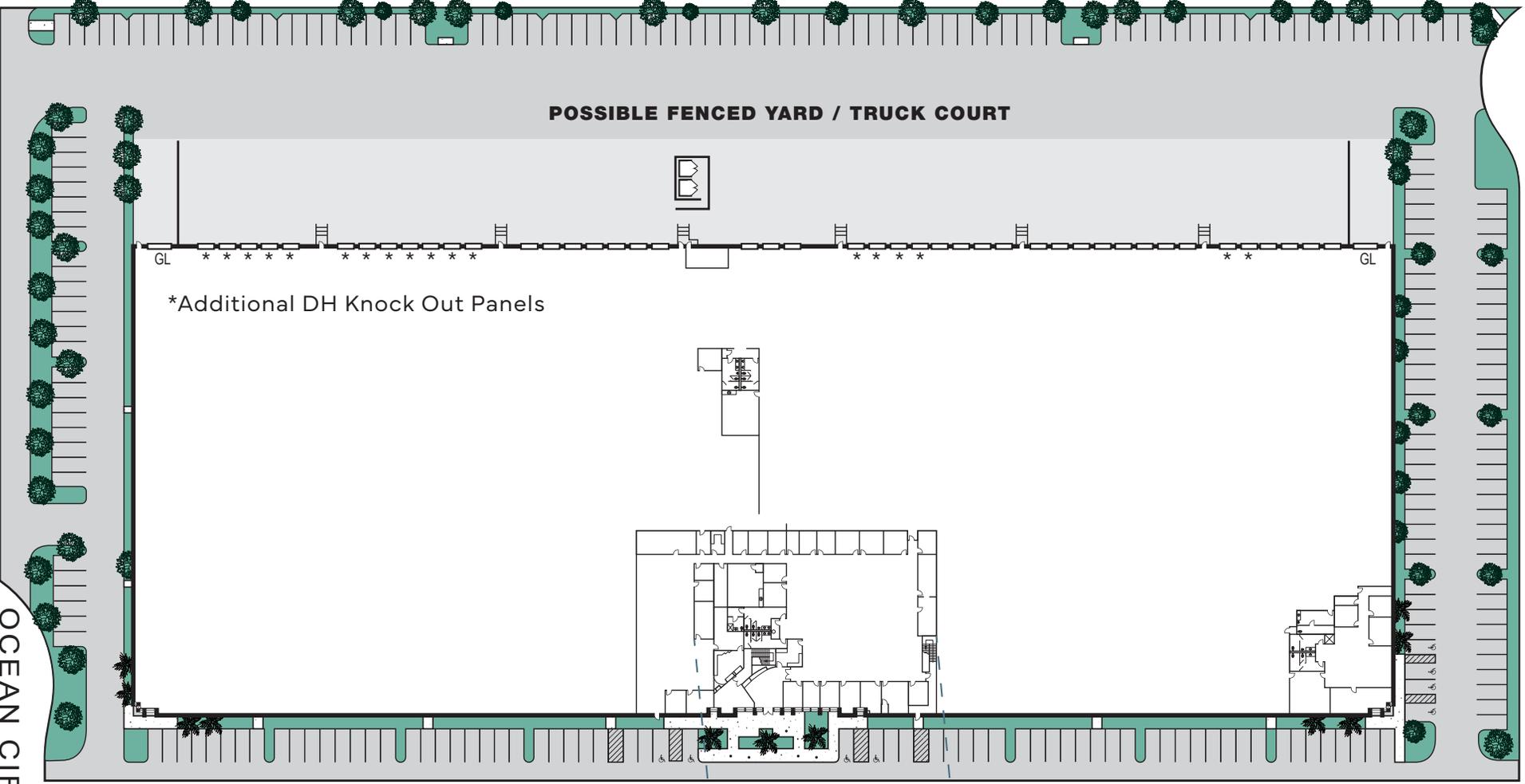
HV HEFNER
VERNICK
TEAM



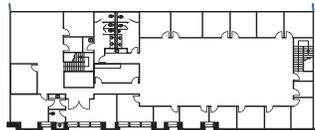
Voit Real Estate Services is pleased to present a rare opportunity to lease a premier corporate headquarters facility totaling approximately 210,000 square feet in the epicenter of the North Orange County industrial market. Located at 1211 North Miller Street, in the city of Anaheim, CA, the property offers exceptional freeway accessibility with the Orange (57) Freeway (± 1.52 miles from site) and the Riverside (91) Freeway (± 0.6 miles From site)—providing efficient commuting throughout Orange and Los Angeles Counties, as well as direct access to the Inland Empire.

Featuring an exceptional interior office environment, which can be modified to suit, state of the art warehouse clearance and excellent site circulation, the property provides several key benefits for any tenant seeking the best in class business accommodations. Power is provided by the City of Anaheim, ensuring reliable infrastructure support for industrial operations, but also benefiting industrial tenants with electrical utility savings. Institutionally owned and managed, the property has the modern features and operational stability to provide an environment for any business to thrive.

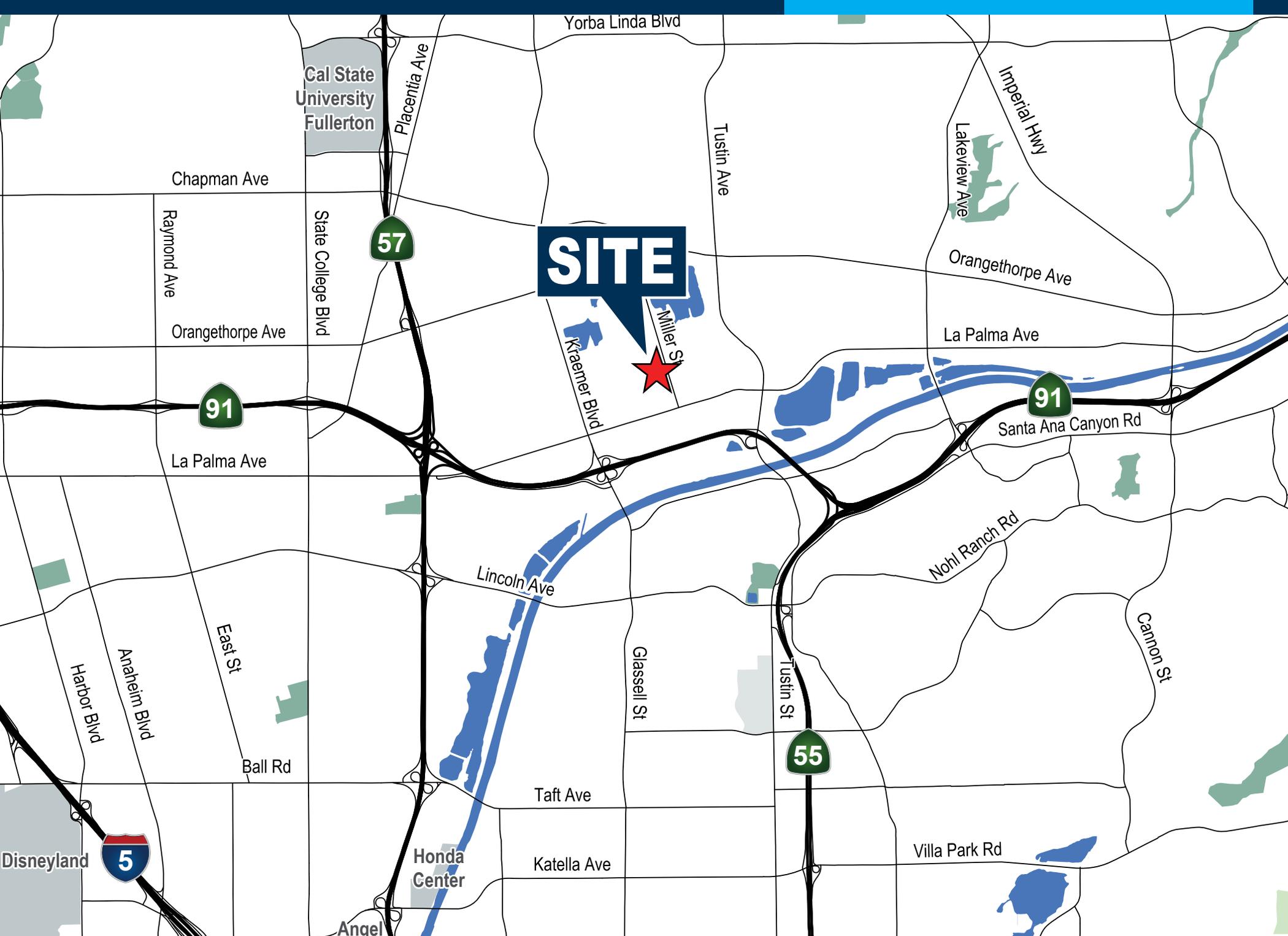
Building Size:	$\pm 210,000$ Square Feet
Office Space:	$\pm 29,000$ SF Two Story Office Space (<i>Can Be Reduced</i>)
Dock Doors:	44 Dock High Loading Doors (Knock Out Panels)
Grade Doors:	2 Grade Level Loading Doors
Power:	3,000 Amps 277/480 Volt (Verify)
Clear Height:	30' Minimum
Parking:	254 Auto Stalls (Expandable)
Yard:	Massive ± 2.5 Acre Fenced Yard/Truck Court
Sprinklers:	.60 GPM/3,000
Truck Court:	140'
Site Access:	Drive Around Building - Dual Access Points
Column Spacing:	51' x 50'



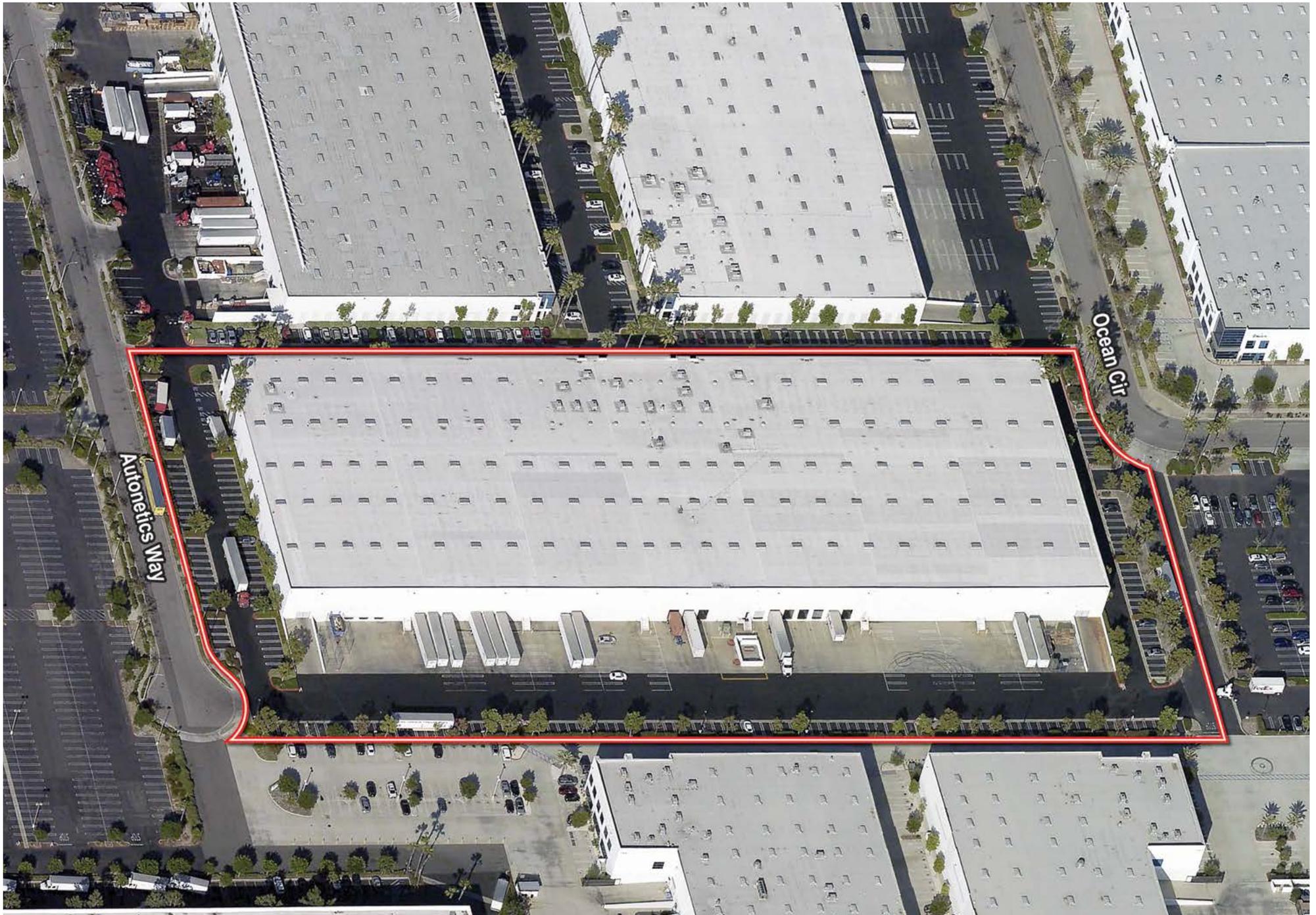
*Additional DH Knock Out Panels



Second Floor Office



SITE



AERIAL



AERIAL



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ANAHEIM, CALIFORNIA

MIKE HEFNER, SIOR
EXECUTIVE VICE PRESIDENT

714.935.2331

MHefner@voitco.com

Lic. #00857352

MIKE VERNICK, SIOR
SENIOR VICE PRESIDENT

714.935.2354

MVernick@voitco.com

Lic. #01420885

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

2400 E. Katella Ave., Suite 750, Anaheim, California 92806
714.978.7880 • 714.978.9431 Fax • www.VoitCo.com

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