



View
Drone Footage

701
E. BALL ROAD
ANAHEIM | CALIFORNIA



FOR SALE / LEASE | ±139,535 SF

Voit
REAL ESTATE SERVICES

ZEHNER HILL
INDUSTRIAL GROUP

PROPERTY DETAILS

Building Size:	±139,535 Square Feet, Class “A”
Land Area:	6.97 Acres
Office Space:	±13,289 Square Feet, 2-Story
Dock Doors:	13 Dock High Loading Doors
Grade Doors:	2 Grade Level Loading Doors
Clear Height:	32'
Auto Parking:	148 Stalls
Trailer Stalls:	4 Stalls
Column Spacing:	±70' x 52'
Fire System:	ESFR Sprinkler System
Site Access:	Drive Around Building
Power:	4,000 Amps Available, 8,000 Amps Possible
Lighting:	LED

**Foreign Trade Zone accessible
via zone 50 and zone 202**

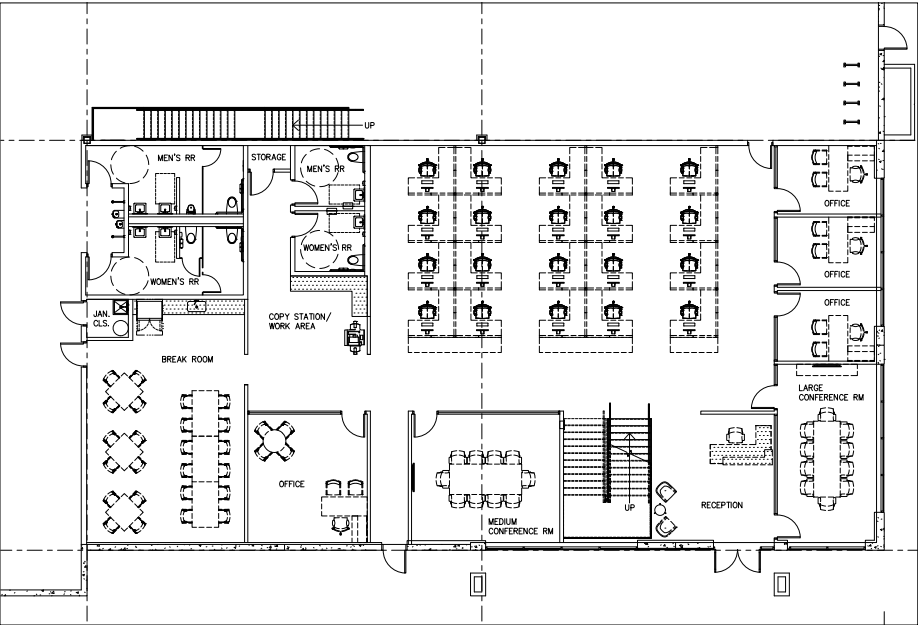
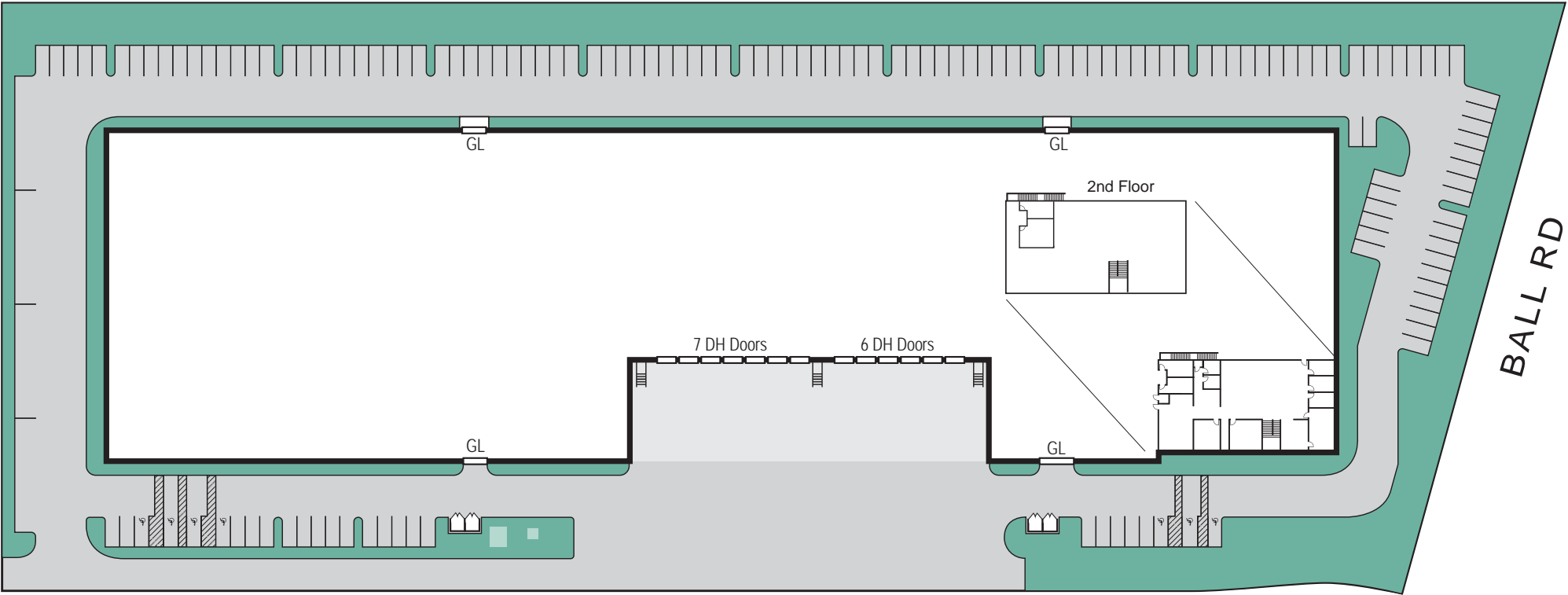
Voit Real Estate Services is excited to offer a unique opportunity for a prime industrial space totalling 139,535 square feet located at 701 E. Ball Rd in Anaheim, CA. The property is strategically located in Anaheim and is easily accessed by 4 major Orange County freeways; Santa Ana (5), Orange (57), Garden Grove (22) and the Riverside (91). Positioned 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

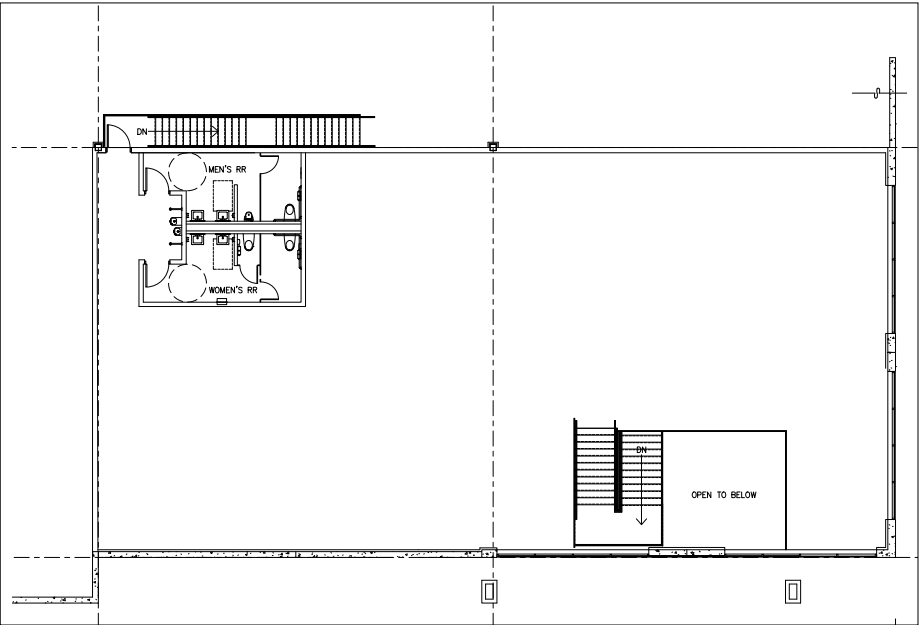
- New state of the art building
- Close proximity to the 5, 57 and 91 Freeways, “Tile Mile”, and Platinum Triangle.
- Short Distance to the Anaheim Stadium, the Honda Center, Anaheim Regional Transportation Intermodal Center “ARTIC”, the OC Vibe, and Disneyland
- Population of over 4 Million people within a 30 minute drive time



SITE PLAN



1st Floor



2nd Floor

BUILDING PHOTO



PHOTOS





RIVERSIDE 91 FREEWAY

COSTA MESA 55 FREEWAY

ORANGE 57 FREEWAY

STATE COLLEGE BLVD.

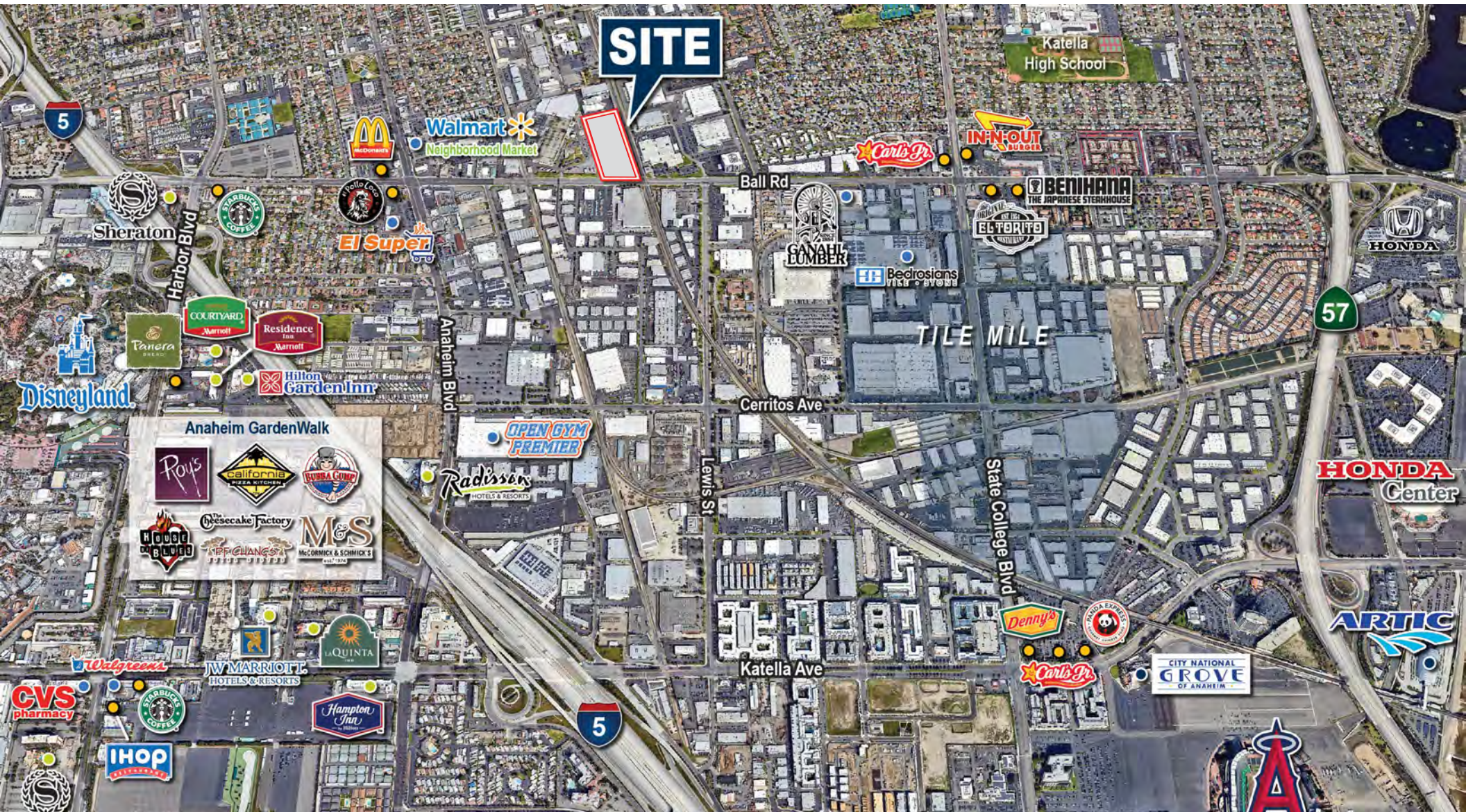
BALL ROAD



REGIONAL MAP



AMENITIES AERIAL



MITCH ZEHNER
EXECUTIVE VICE PRESIDENT
 714.935.2307
 MZehner@voitco.com
 Lic. #00882464

MICHAEL ZEHNER
SENIOR VICE PRESIDENT
 714.935.2328
 McZehner@voitco.com
 Lic. #01917963

ADAM HILL
SENIOR VICE PRESIDENT
 714.935.2311
 AHill@voitco.com
 Lic. #01970562

Voit
 REAL ESTATE SERVICES

ZEHNER HILL
 INDUSTRIAL GROUP