



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

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

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

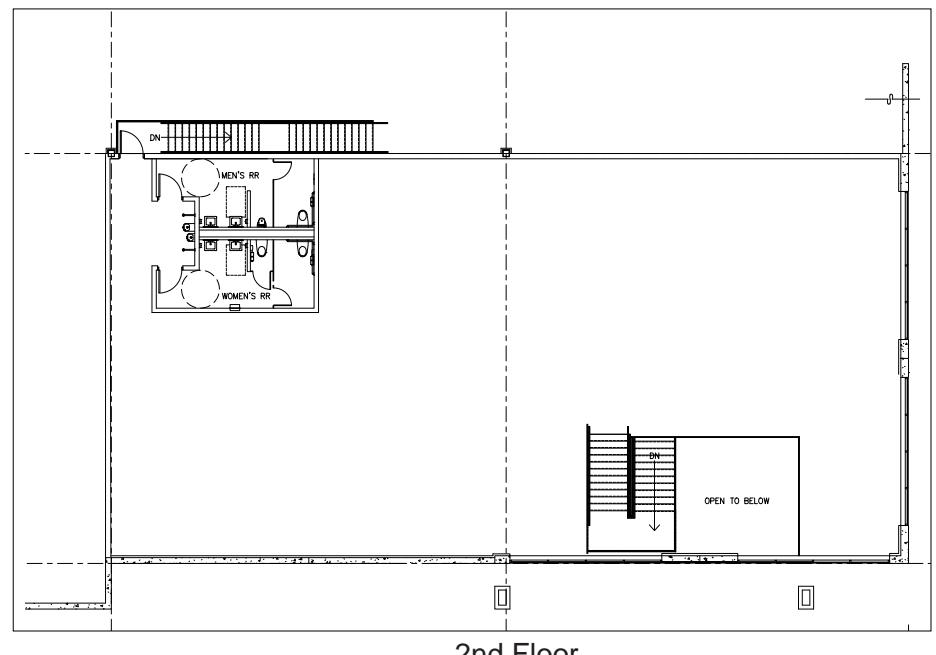
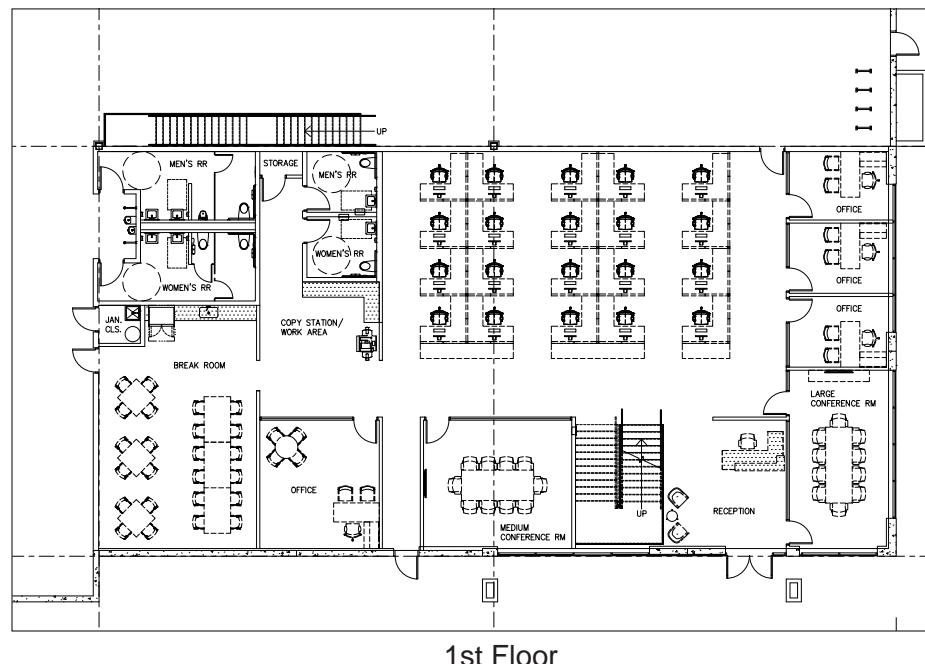
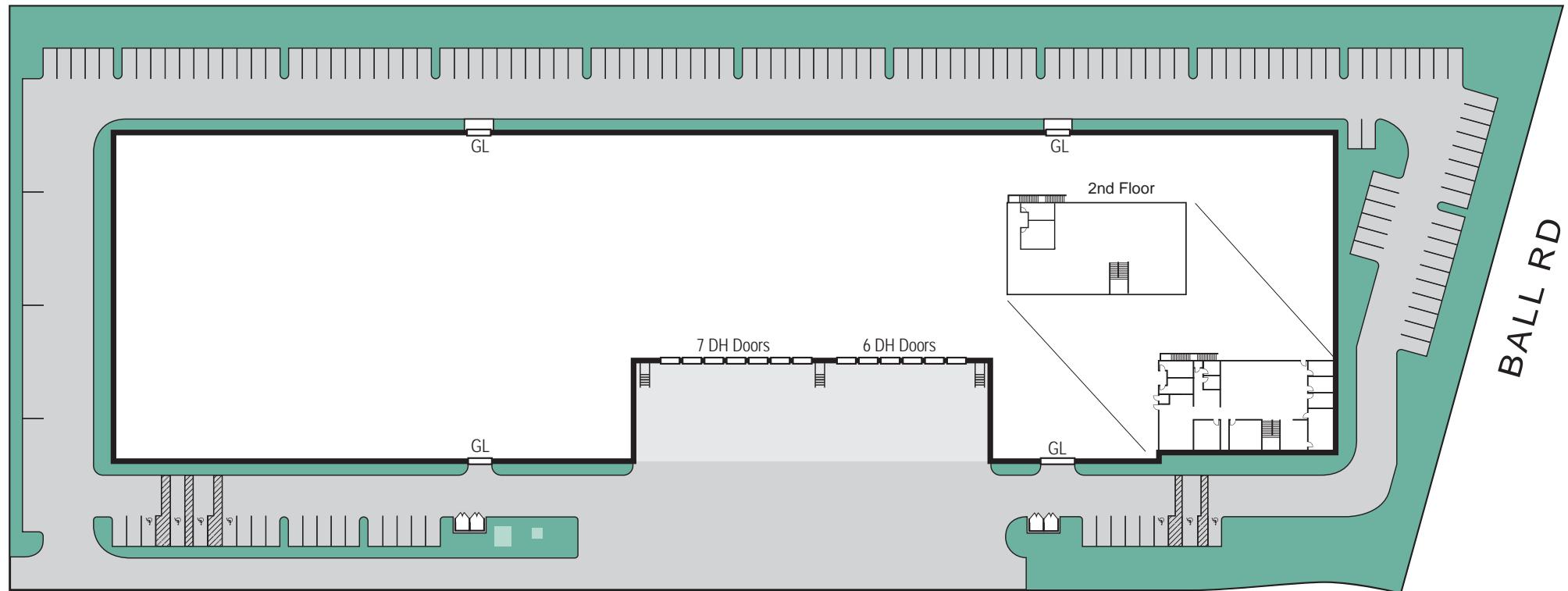
Voit Real Estate Services is excited to offer a unique opportunity for a prime industrial space totalling 139,535 square feet located at 701 E. Ball Rd in Anaheim, CA. The property is strategically located in Anaheim and is easily accessed by 4 major Orange County freeways; Santa Ana (5), Orange (57),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



# BUILDING PHOTO



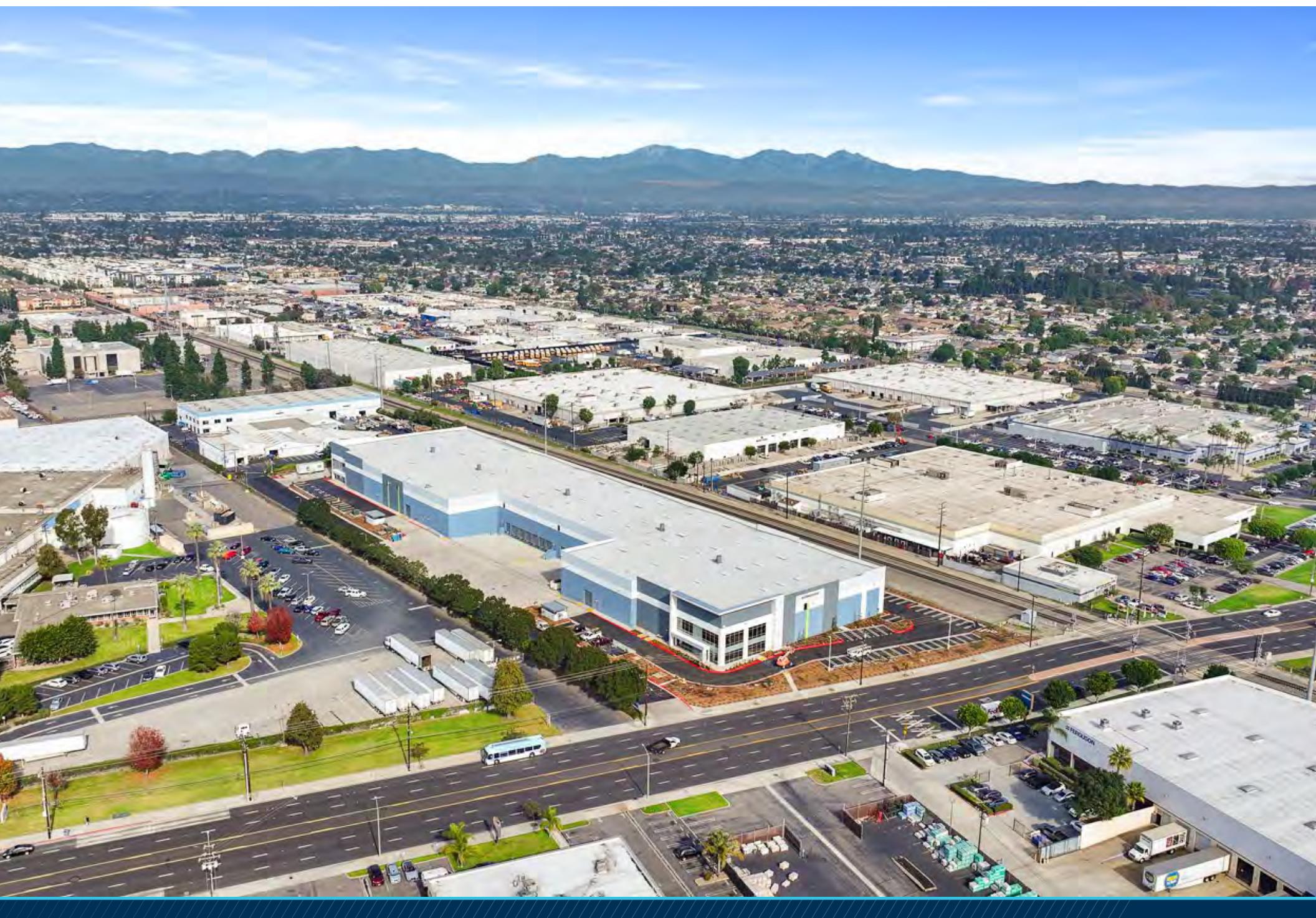
# PHOTOS



# AERIAL



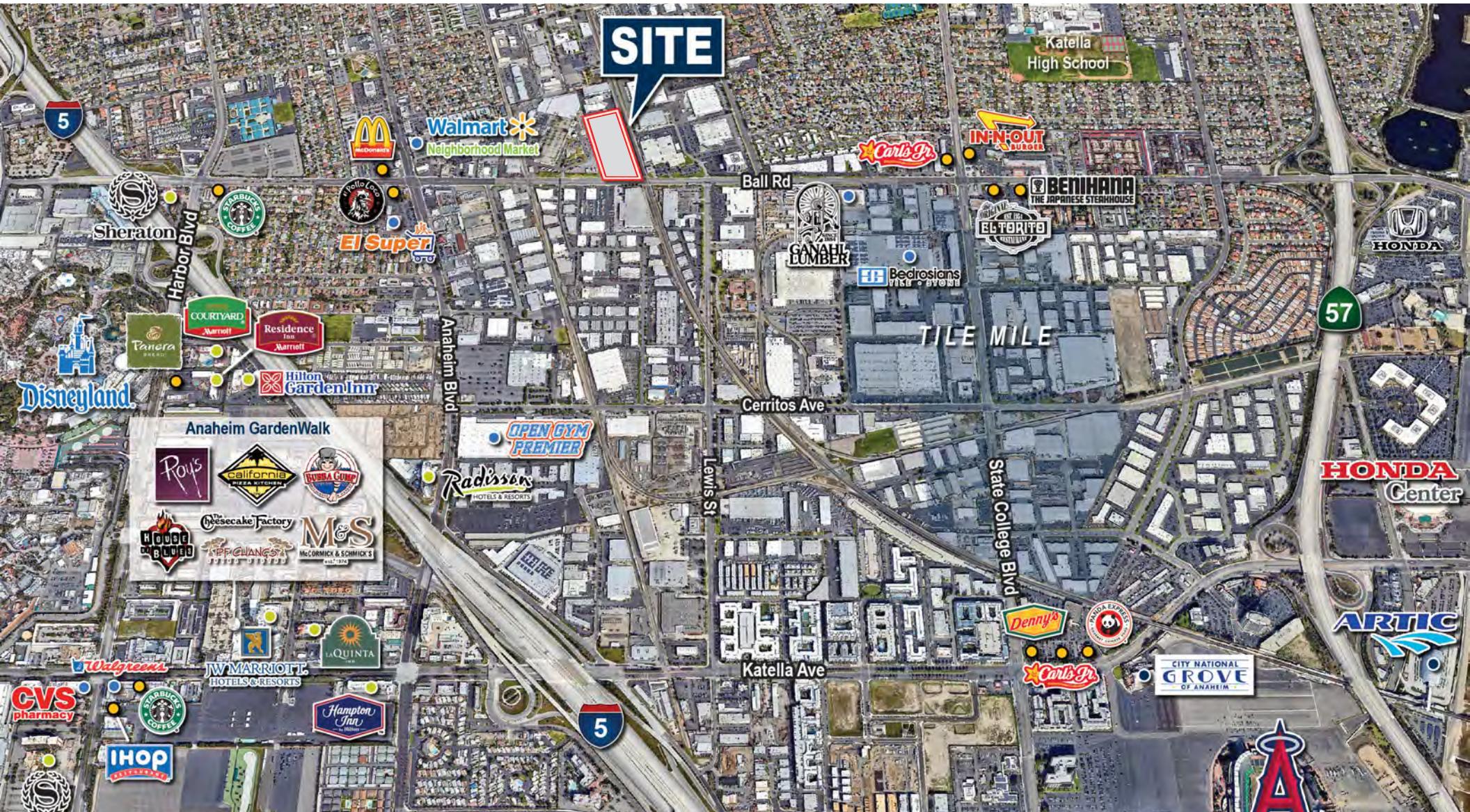
# AERIAL



# REGIONAL MAP



# AMENITIES AERIAL



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