

# ±6,351 SQUARE FOOT INDUSTRIAL BUILDING

# FOR SALE

1351 S LEWIS STREET, ANAHEIM, CA



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REAL ESTATE SERVICES



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## PROPERTY DESCRIPTION:

- ±1,450 SF Newly Improved Second Story Office Space
- ±1,850 SF Drop-Ceiling MFG. Area (±12' Clearance) (Hypothetical Floor Plan)
- 2 Ground Level Doors
- 400 Amps, 120/208 Volt Service (Verify)
- 21' Warehouse Clearance
- 2:1,000 SF Parking Ratio (12 Stalls)
- Built in 1989
- Immediate 5 Freeway Access



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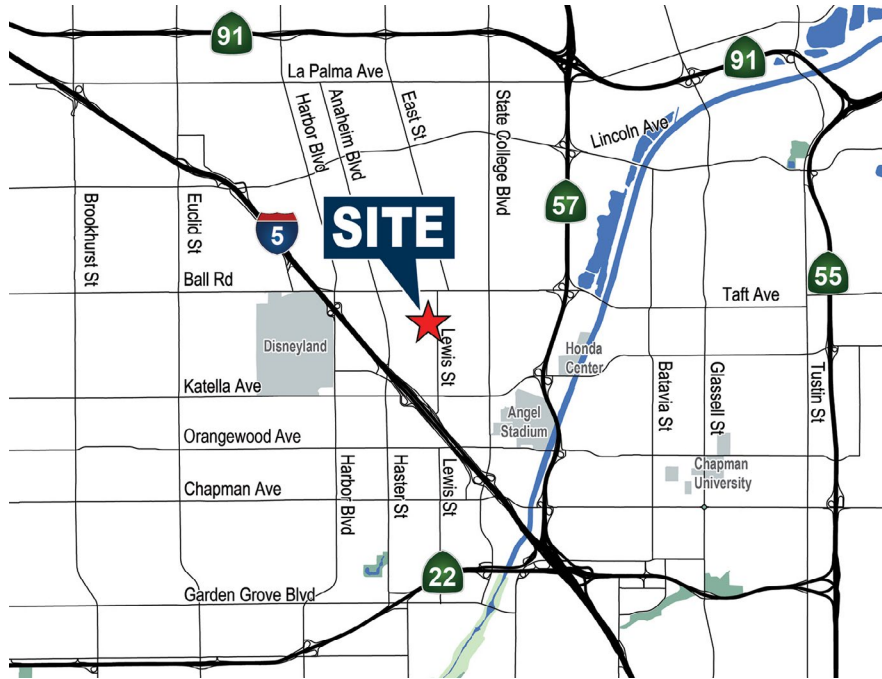
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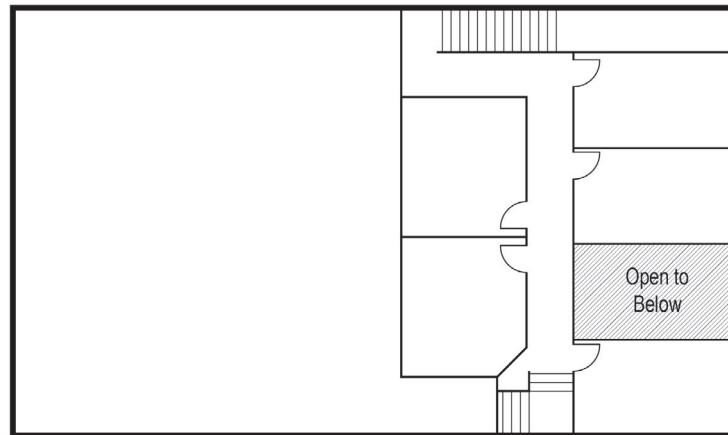
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## Existing Floor Plan

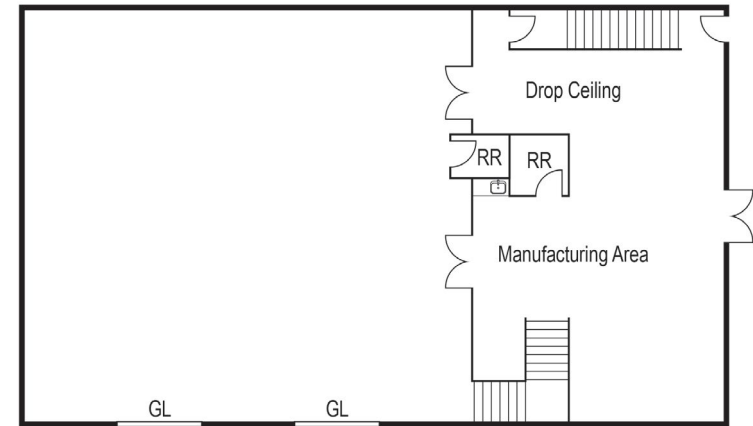


First Floor

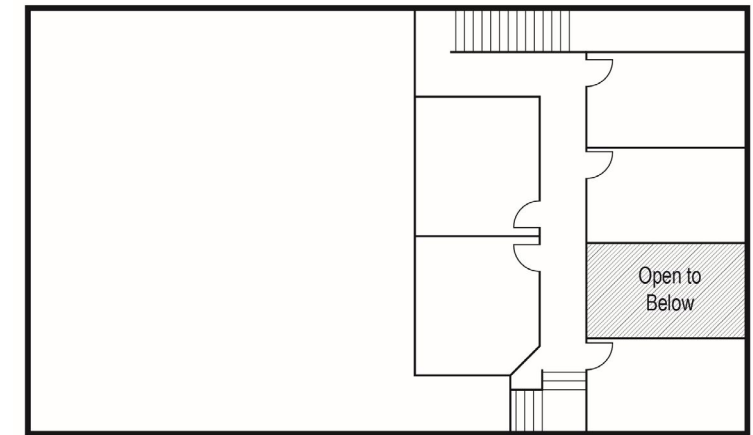


Second Floor

## Hypothetical Floor Plan



First Floor



Second Floor

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