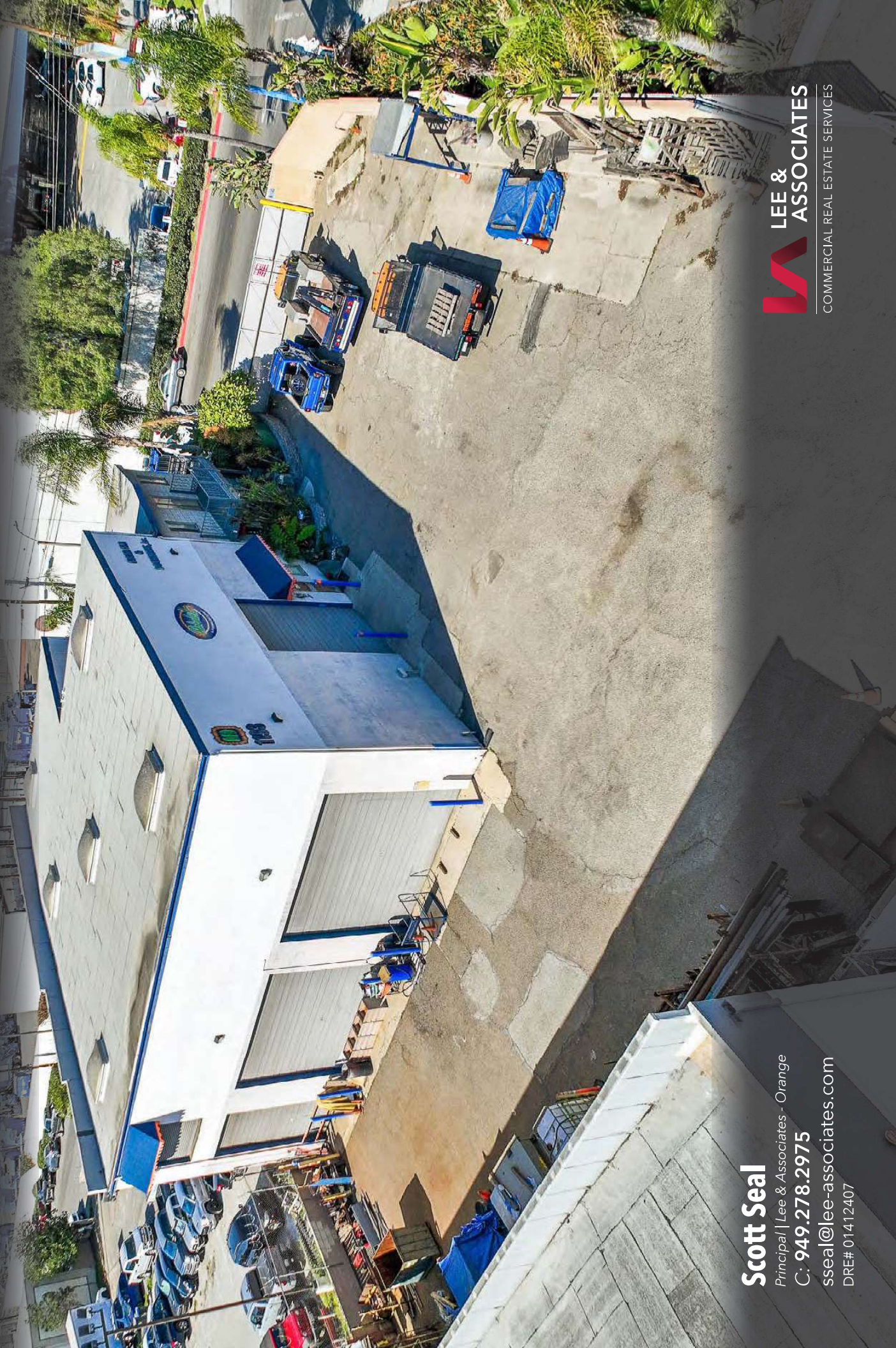


1193 N. BLUE GUM ST. | ANAHEIM, CA

±6,315 SF FREESTANDING INDUSTRIAL BUILDING FOR SALE



Scott Seal

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DRE# 01412407



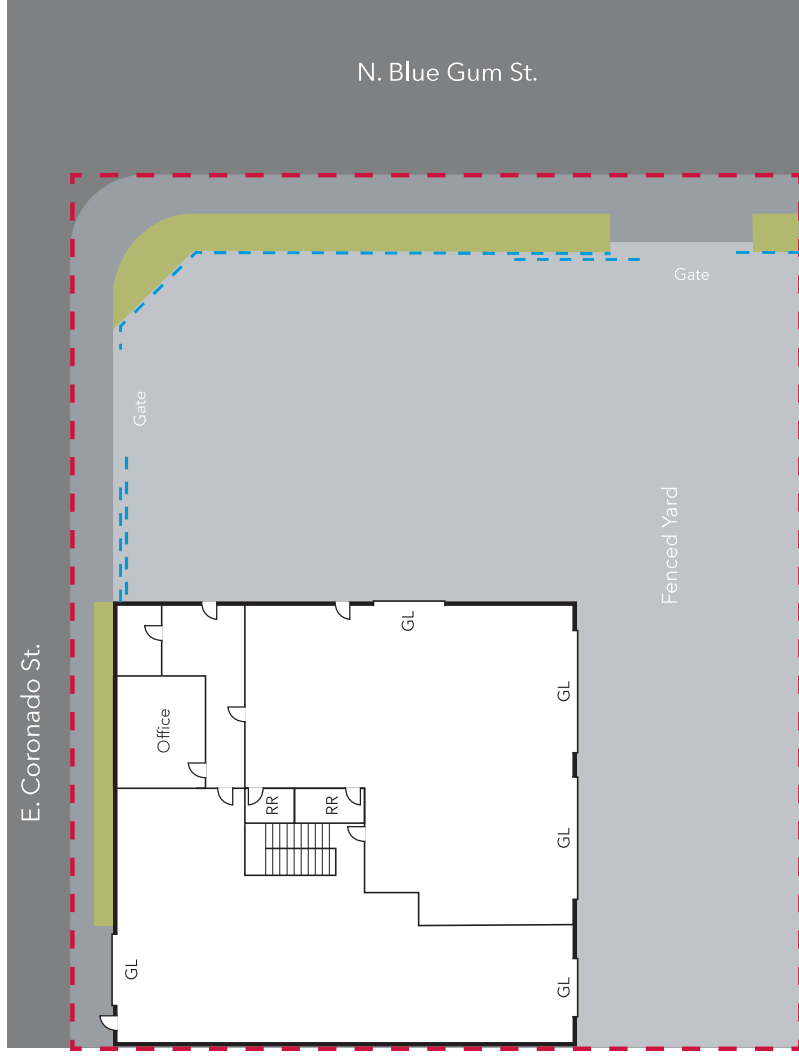
**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

1193 N. BLUE GUM ST. | ANAHEIM, CA

BUILDING FEATURES

- ±6,315 SF Freestanding Industrial
- ±21,249 SF Parcel (.49 acres)
- Large Secured Fenced Yard (11,000 SF)
- ±1,020 SF Office
- 5 GL Loading Doors
 - 2 - Oversized- 22' x 14'
 - 2 - 10' x 14'
 - 1 - 14' x 14'
- 25' Total Ceiling Height
- 16' Clear - 1st Level Warehouse
- 2nd Level Heavy-Duty Storage Mezzanine with Forklift GL Door
- Fully Sprinklered
- 400 Amps (120/208/240V)
- Two (2) Access Gates
- Corner Lot
- Rare Pylon Signage
- Zoned Industrial
- 1st time on market in 50+ Years
- Immediate Access to 91 fwy & 57 fwy
- Possible Seller Leaseback 3-6 Months



Not to Scale



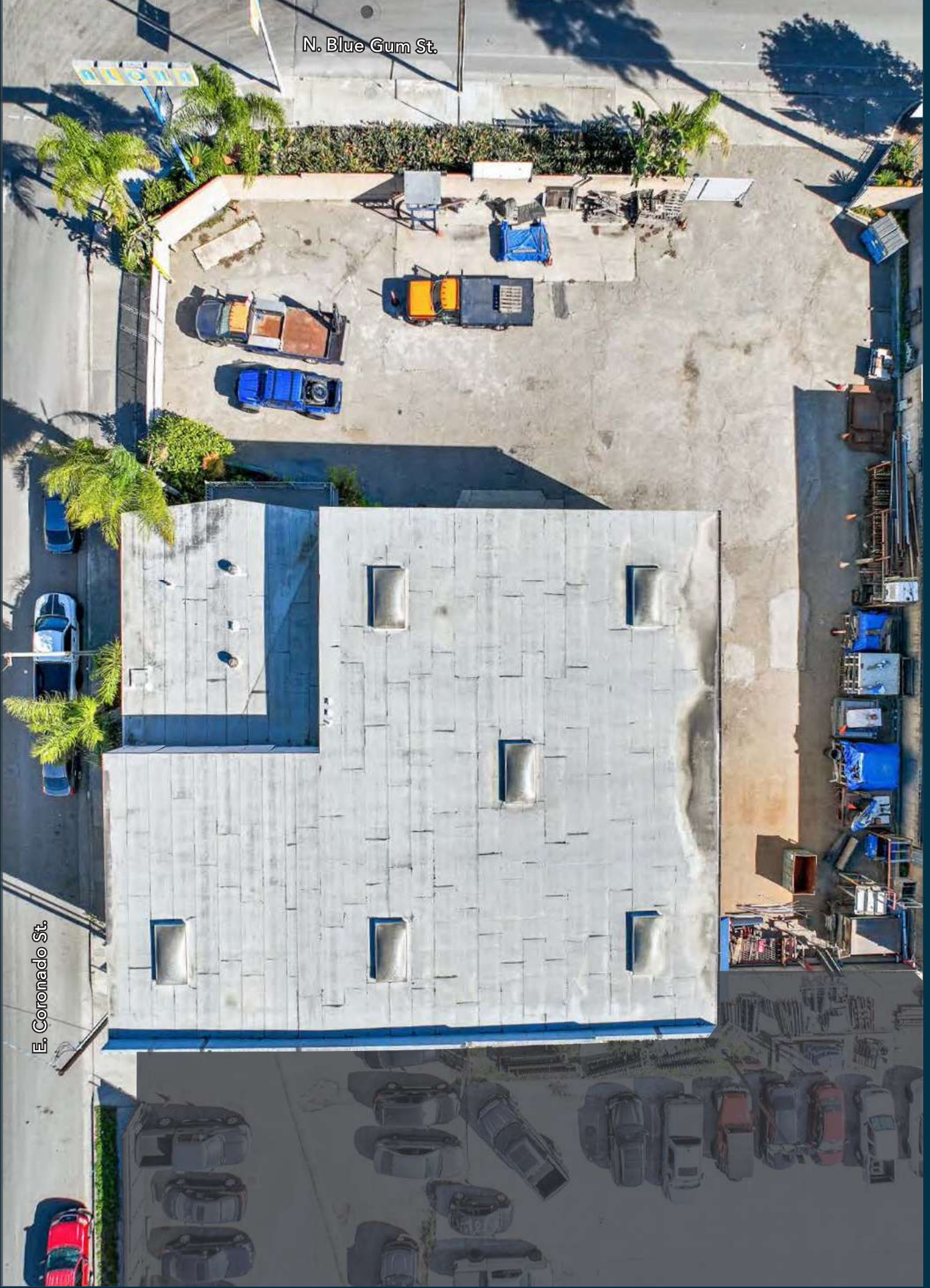
PROPERTY FEATURES



- **DA-2 Zoning (Anaheim Canyon Specific Plan)**
Heavy Industry, Warehousing & Storage, and Recycling Services (General & Processing) – no conditional-use permit required for qualifying indoor operations.
- **Massive Fully Enclosed & Fenced Secure Yard**
Oversized, gated outdoor storage area with dual access points – ideal for truck staging, equipment parking, or future expansion while keeping everything secured and visible.
- **Prime Corner Lot with Rare Pylon Signage**
Exceptional freeway exposure on the 91 and 57 FWYs – maximum visibility and branding opportunity that very few industrial sites in North Orange County can match.

- **Immediate Expansion Path to ±12,210 SF**
Documented permits allow growth from current ±6,315 SF footprint to full 2-story warehouse. Zero entitlement risk and instant usability.
- **Turnkey Heavy-Duty Specs**
Two oversized 22-wide ground-level loading doors, 16' clearance, fully sprinklered building, and 400-amp power – ready for manufacturing, recycling, or distribution users on day one.
- **Immediate Freeway Access**

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