

FOR SALE or LEASE

±53,344 Sq. Ft.

The Premier Facility on "Tile Mile"



1701 S. State College Blvd, Anaheim, CA 92806

Lee & Associates is pleased to offer this premier facility totaling approximately 53,344 square feet. It is comprised of the main building of approximately 37,450 square feet, a rear building of approximately 14,637 square feet, and an auxiliary building of approximately 1,257 square feet. This facility is surrounded completely with an "over engineered" concrete yard and parking, able to handle the heaviest load.

Considered one of the most beautiful storefronts on State College Blvd., this opportunity is being offered for sale for the fee simple interest in the building and the land. This facility is also being offered for lease.



For Further Information Contact Exclusive Agent:

DAN KRUSE
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DANIELPKRUSE.COM

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Heavy Traffic Count on State College Blvd.

FEATURES:

- Main Building: ± 37,450 sq. ft.
- Rear Building: ± 14,637 sq. ft.
- Auxiliary Building: ± 1,257 sq. ft.
- Main Building Electrical Power:
800 AMPS, 277/480v, 3ph/4w,
(distributed)
- Rear Building Electrical Power:
Panel #1: 400 AMPS, 120/240v,
3ph/4w, (distributed)
Panel #2: 600 AMPS, 120/240v,
3ph/4w, (distributed)
- 15' - 16' Clearance in Warehouse
- Ground Level Loading
- Fully Fire Sprinklered
- Large, Thick Concrete Yard (Fenced)/
Large Slab Yard
- Complete Manufacturing and
Production on Site



SHOWROOM, OFFICES & COMPLETE MANUFACTURING





1701 S. State College Blvd., Anaheim California

1701 S. State College Blvd., Anaheim, California is in the heart of Anaheim's "Tile Mile", known throughout the country where dealers, contractors, home designers, and customers come for an unparalleled choice of home and commercial floor coverings. This location is known for the "largest and best selection of flooring products west of the Mississippi". Please call Dan Kruse personally for a tour of this stunning facility.

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**SCAN HERE FOR
TOUR OF FACILITY**

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