

# BALL ROAD BUSINESS PARK

ANAHEIM, CALIFORNIA



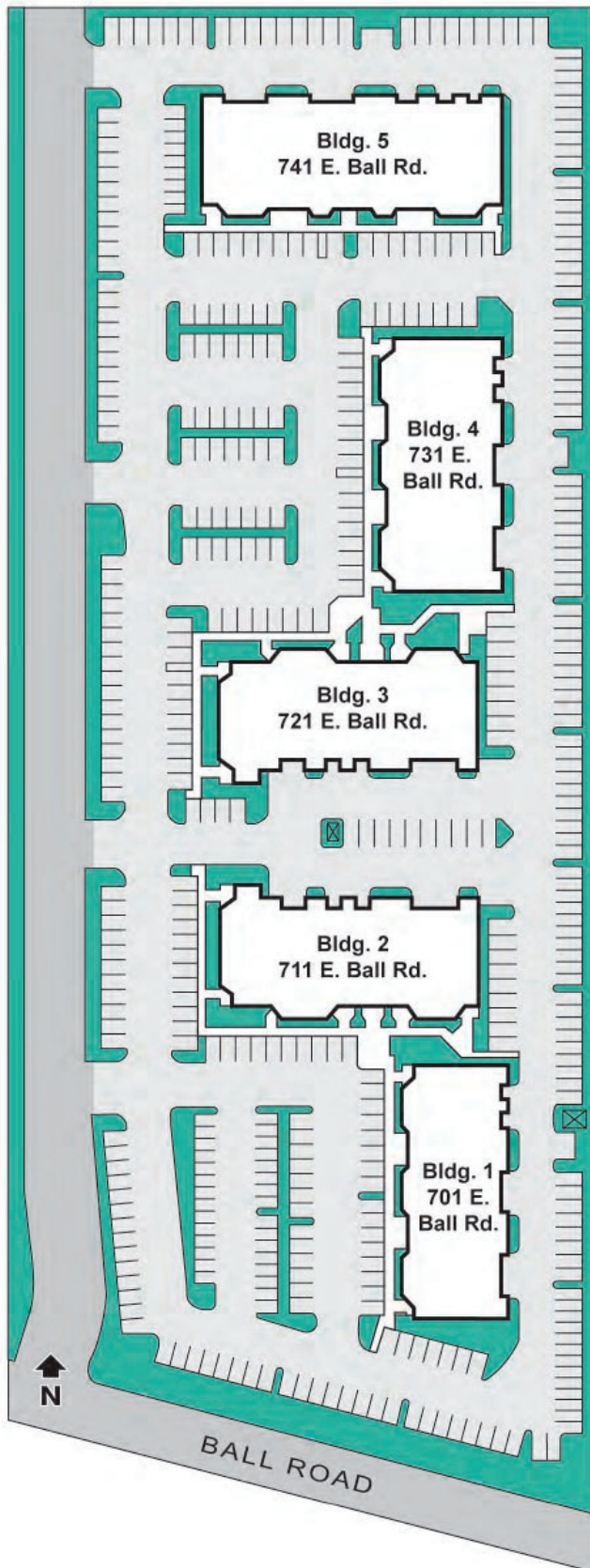
For further information, please contact:

**Bryson Lloyd**  
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**Voit**  
REAL ESTATE SERVICES

**THE ZEHNER  
DAVENPORT**  
INDUSTRIAL GROUP





## PROPERTY HIGHLIGHTS

- Premier North Orange County location
- 5-Two Story Industrial/Office/Flex Business Park
- Excellent Access to 57, 5, 91 & 22 Freeways
- Close to restaurants, banks, train station and many other retail amenities
- Post Office on Site
- 3.72 : 1,000 Parking

## BUILDING PARK FEATURES

Parking Ratio	3.72 : 1,000 SF
Clear Height	±9'
Total Building Size	115,003 SF
Year Built	1987
Water & Sewer	Anaheim Public Utilities
Gas Service	Southern California Edison
Electric Service	Anaheim Public Utilities
Telephone	SBC
Number of Buildings	5
Number of Units	39
Loading	Ground level in the rear
Fire Prevention	Wet pipe fire sprinkler system
Electrical	1200-1600 amp main switchgear with 120/240 volt, 3 phase, 4 wire service

## FOR MORE INFORMATION CONTACT

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REAL ESTATE SERVICES



2400 E. Katella Avenue, Suite 750  
Anaheim, CA 92806

**B A L L R O A D B U S I N E S S P A R K**

# A V A I L A B I L I T I E S

Building Address	Size SF	Office SF	GL Doors	Asking Rent	Comments
<b>701 E. BALL ROAD</b>					
Suite 204	±1,690	±1,690	0	TBD	2 private offices, 1 large conference room, small reception area and restroom.  <b>Deliverable Now</b>

*Note: Rental rate is structured at modified gross rate excluding janitorial and electrical. Common Area Maintenance fees are equal to \$0.10 per rental square foot per month.*

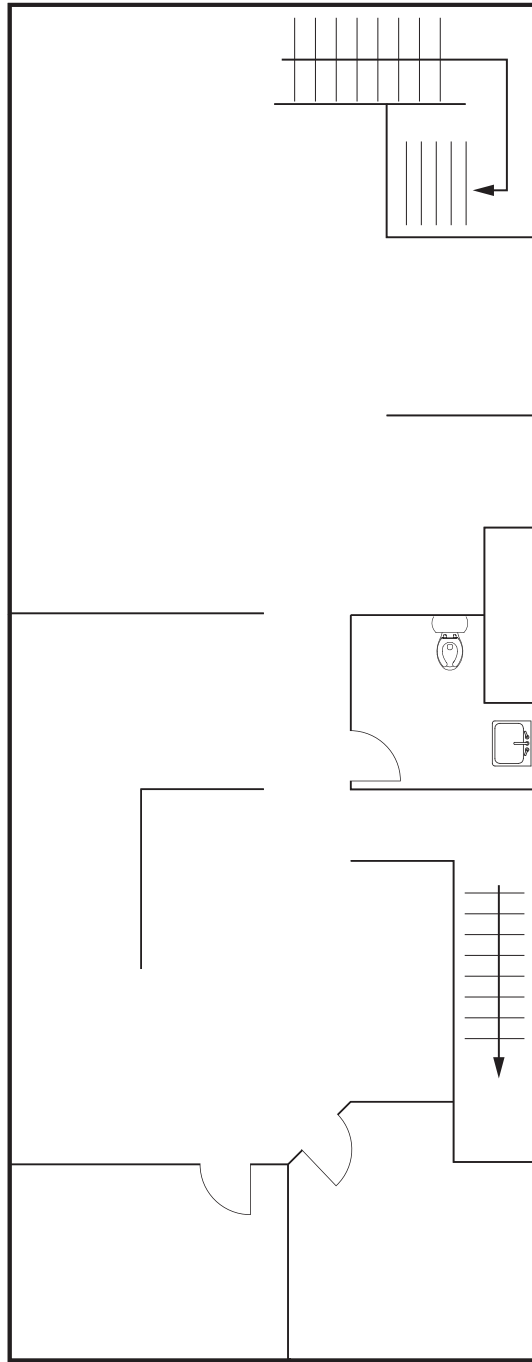


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**±1,690 SF**

Office: ±964 SF

*\*Floorplans Not to Scale*