

# FOR SALE



## SIDE-BY-SIDE INDUSTRIAL CONDOS

±6,351 SF OR ±12,702 SF COMBINED

**1351**  
S. LEWIS ST.

**1345**  
S. LEWIS ST.



[WWW.LEWIS-INDUSTRIAL.COM](http://WWW.LEWIS-INDUSTRIAL.COM)



## PROPERTY SUMMARY:

ADDRESS:	1345 S. LEWIS ST., ANAHEIM	1351 S. LEWIS ST., ANAHEIM
APN:	082-140-62	082-140-63
BUILDING SIZE:	±6,351 SF	±6,351 SF
LOT SIZE:	±0.25 ACRES	±0.25 ACRES
GL DOORS:	(2) GL DOORS – 14'×12' & 12'×10'	(2) GL DOORS – 14'×12' & 12'×10'
YEAR BUILT:	1989	
STORIES:	TWO (2) STORY OFFICE SPACE	
PARKING:	12 DEDICATED SPACES	12 DEDICATED SPACES
ZONING CODE:	"I" INDUSTRIAL – CITY OF ANAHEIM	
OFFICE:	±5,000 SF (+ 2,000 IS REMOVABLE)	±3,000 SF TWO-STORY OFFICE
RESTROOMS:	TWO (2)	TWO (2)
POWER:	400 AMPS, 120/208V (VERIFY)	
YARD:	FENCED YARD POSSIBLE	
WAREHOUSE:	±22' CLEARANCE	
LOCATION:	BETWEEN THE 5 AND 55 FREEWAYS, WITH QUICK ACCESS TO THE 22 AND 91 FREEWAYS. MINUTES FROM DISNEYLAND, HONDA CENTER, ANGEL STADIUM, PLATINUM TRIANGLE & TILE MILE.	



**BUILDING 1345  
FIRST FLOOR OFFICE**





**BUILDING 1345  
WAREHOUSE & ADDITIONAL OFFICE\***



**\*ADDITIONAL OFFICE BUILT IN WAREHOUSE CAN BE REMOVED**



MAP NOT TO SCALE

# AERIAL MAP







**CLICK FOR PROPERTY TOUR**

**FOR MORE INFORMATION:**

**CHANTEL AGUILAR  
SENIOR VICE PRESIDENT**

**(562) 447-0665**

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**CORP DRE#01291393/LIC.#01972085**



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