

# FOR LEASE ±17,160 SQ. FT.

## FREESTANDING INDUSTRIAL BUILDING

1169 N. Grove St., Anaheim



### Property Features

- 1,200 Sq. Ft. of Office (Verify)
- Large Fenced Yard
- One (1) Shop Restroom
- 3 Ground Level Loading Doors
- 400 Amps of Distributed 120/208 Volt Power
- 16' Warehouse Clearance (Verify)
- Fire Sprinklers
- Excellent Access to 57 and 91 Freeways



#### MICHAEL HEFNER, SIOR

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**Voit**  
REAL ESTATE SERVICES

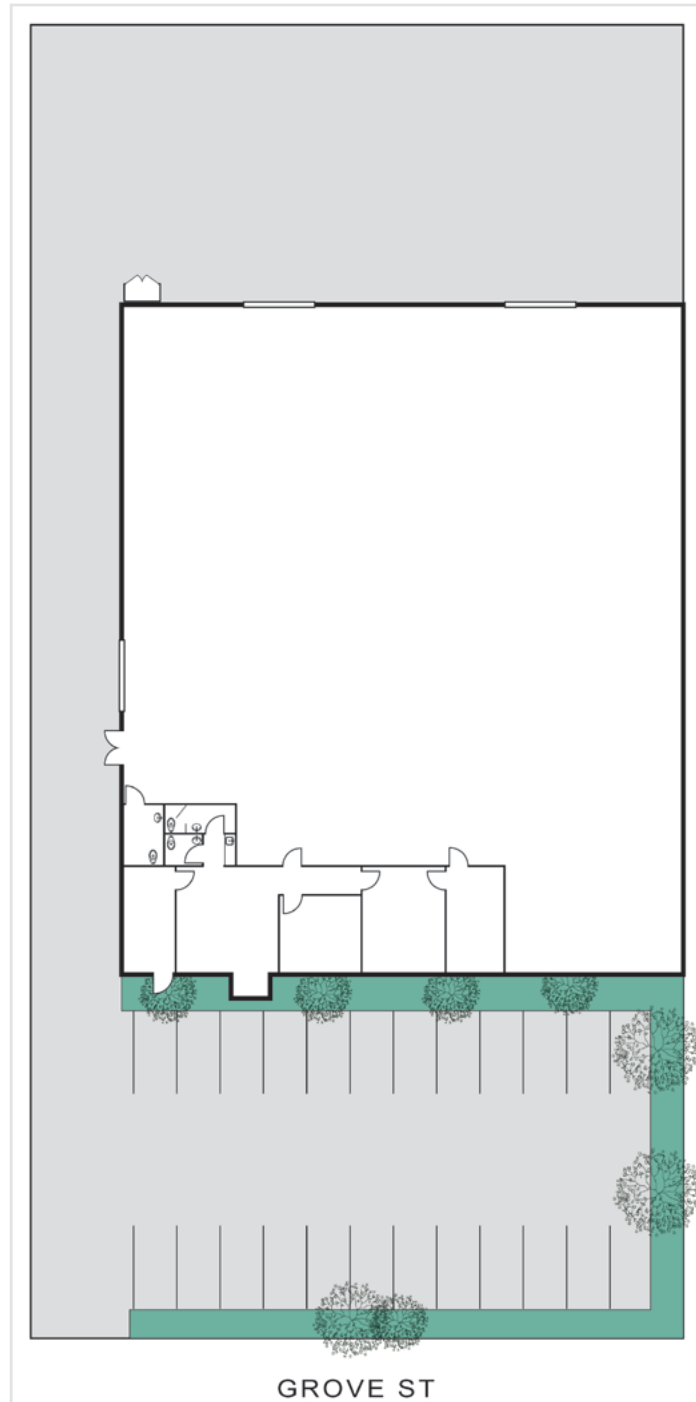
**HV** HEFNER  
VERNICK  
TEAM

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### SITE PLAN



\*Site plan not to scale.

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