

FOR LEASE | ±19,421 S.F.

1010 N. EDWARD COURT, ANAHEIM, CALIFORNIA

FREEWAY FRONTAGE INDUSTRIAL BUILDING



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BUILDING SPECIFICATIONS:

Total Unit Area: ±19,421 SF

- Warehouse Area: ±14,921 SF
- Office Area: ±4,500 SF
- Dock-High Doors: 2
- Grade Level Doors: 1
- Up to Two (2) Additional Loading

Doors Possible

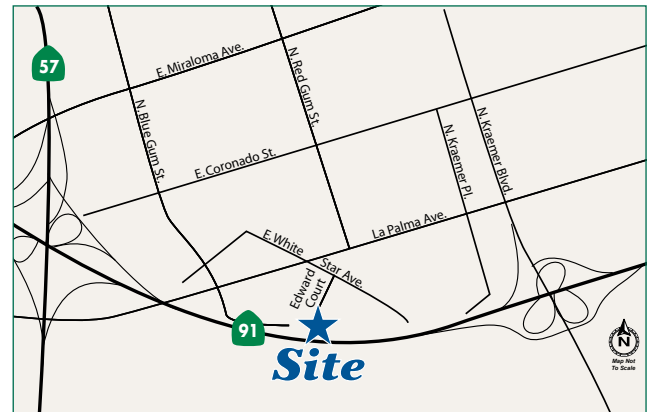
- Power Supply: 800 Amp;
277/480 Volt (verify)
- Direct 91 Freeway Frontage
- 28' Minimum Warehouse
Clearance
- Fully Fire Sprinklered
- Possible Yard Area

BUILDING FEATURES:

- Major Freeway Exposure
- Over 400,000 Vehicles Per Day

PROPERTY FEATURES:

- Easy Access to 91, 57, 5 &
55 Freeways



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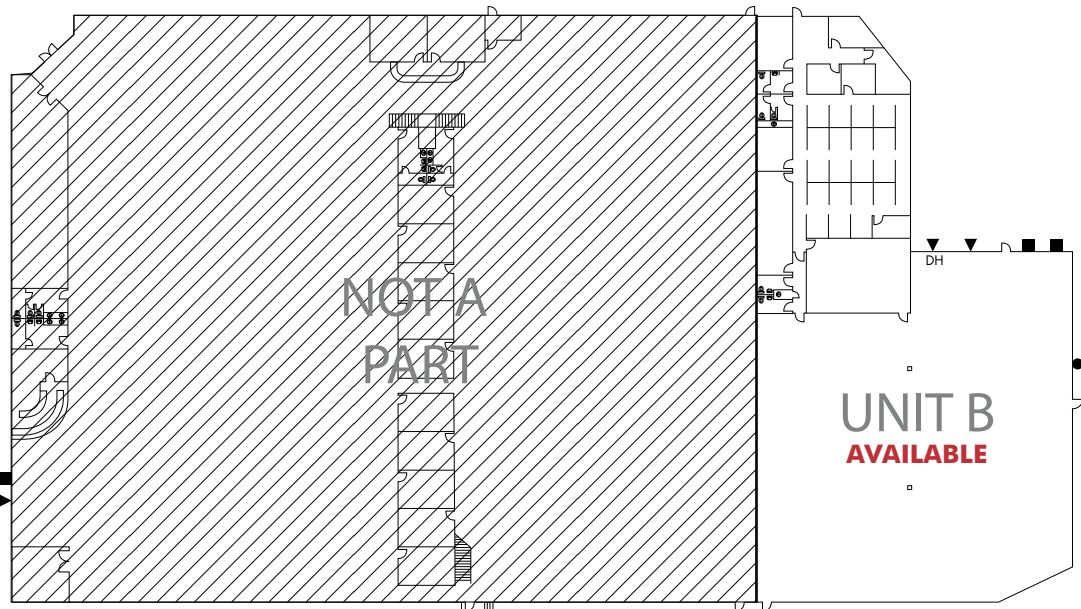
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**FREEWAY
FRONTAGE
INDUSTRIAL
BUILDING**



EXISTING SITE PLAN



91 FREEWAY

- ▼ Dock High
- Grade Level
- Additional Loading Possible

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