

# FOR LEASE

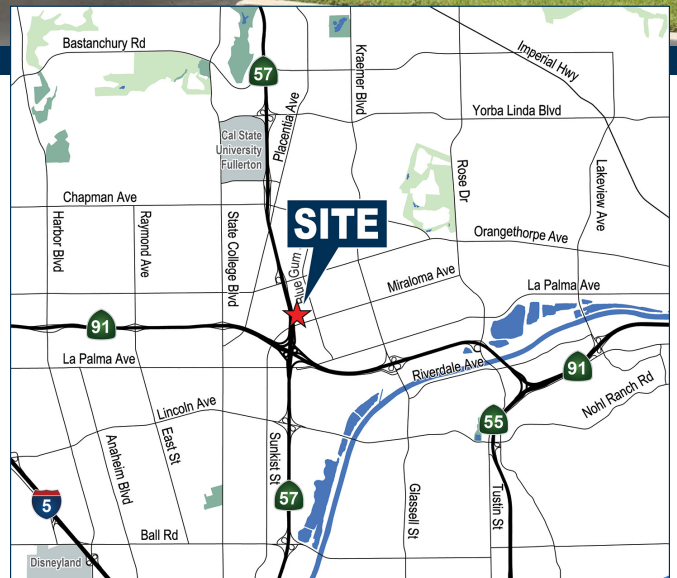
## ±16,500 SF INDUSTRIAL BLDG Huge Yard | ESFR Sprinklers

1325 BLUE GUM STREET | ANAHEIM | CA 92806



### PROPERTY FEATURES

- An approximate 16,500 sq. ft. Industrial Building
- ± 2,458 sq. ft. of High Ceiling Office Space
- 2 Ground Level Loading Doors
- High Truck Ramp in Yard Possible
- 17' Minimum Warehouse Ceiling
- 800 Amps 120-208 Volt Power; 3 Phase (verify)
- Orange (57) Freeway Signage and Exposure
- Large Exclusive Fenced Yard Area (±12,000 sq. ft.)
- ESFR Fire Sprinkler System
- Low and Reliable Anaheim Power Electrical Rates
- Immediate Access to Costa Mesa (55), Riverside (91) and Orange (57) Freeways



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**MIKE VERNICK, CCIM, SIOR**

Senior Vice President

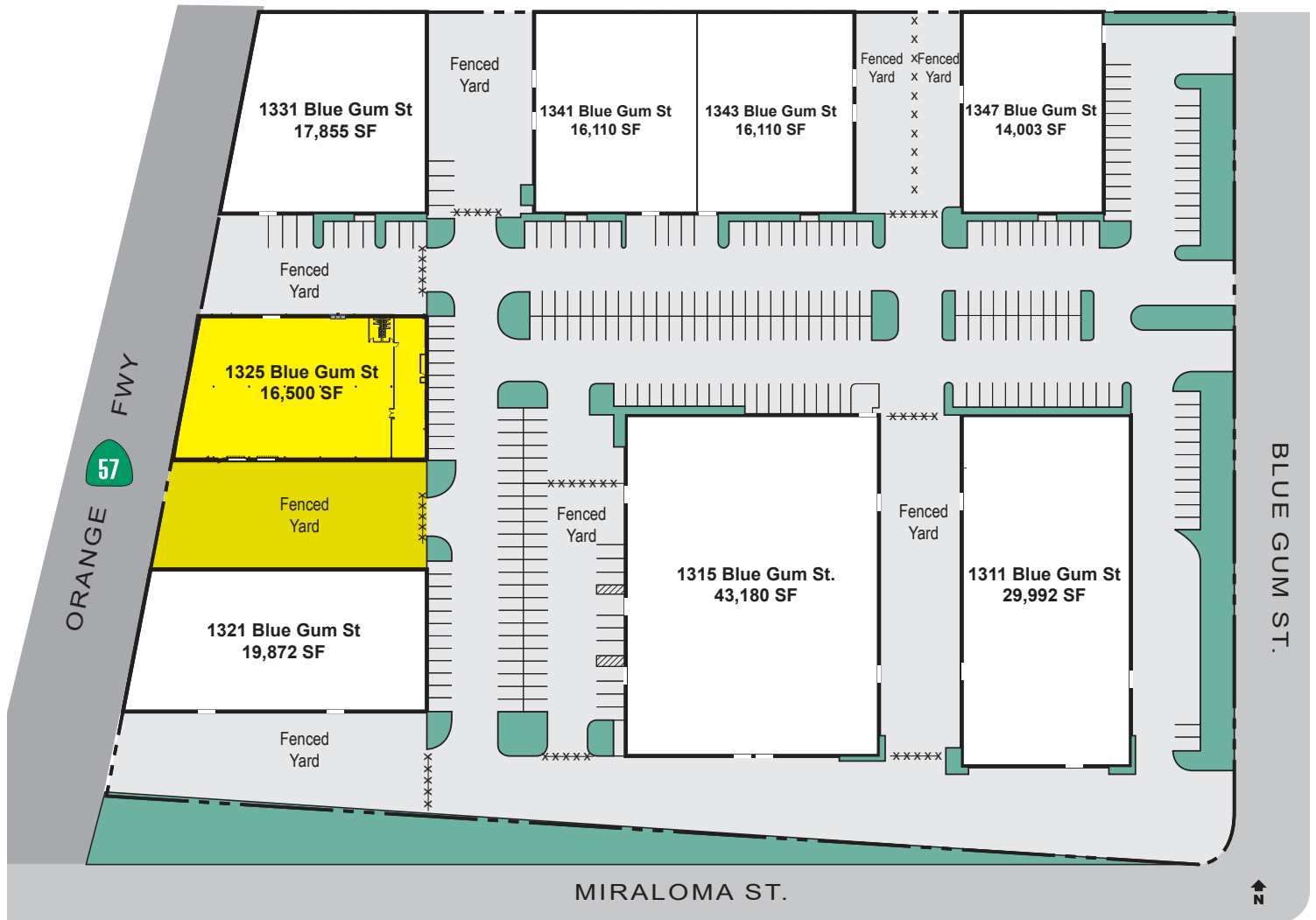
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**(714) 935-2354**

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SITE PLAN

\*Plan not to scale.



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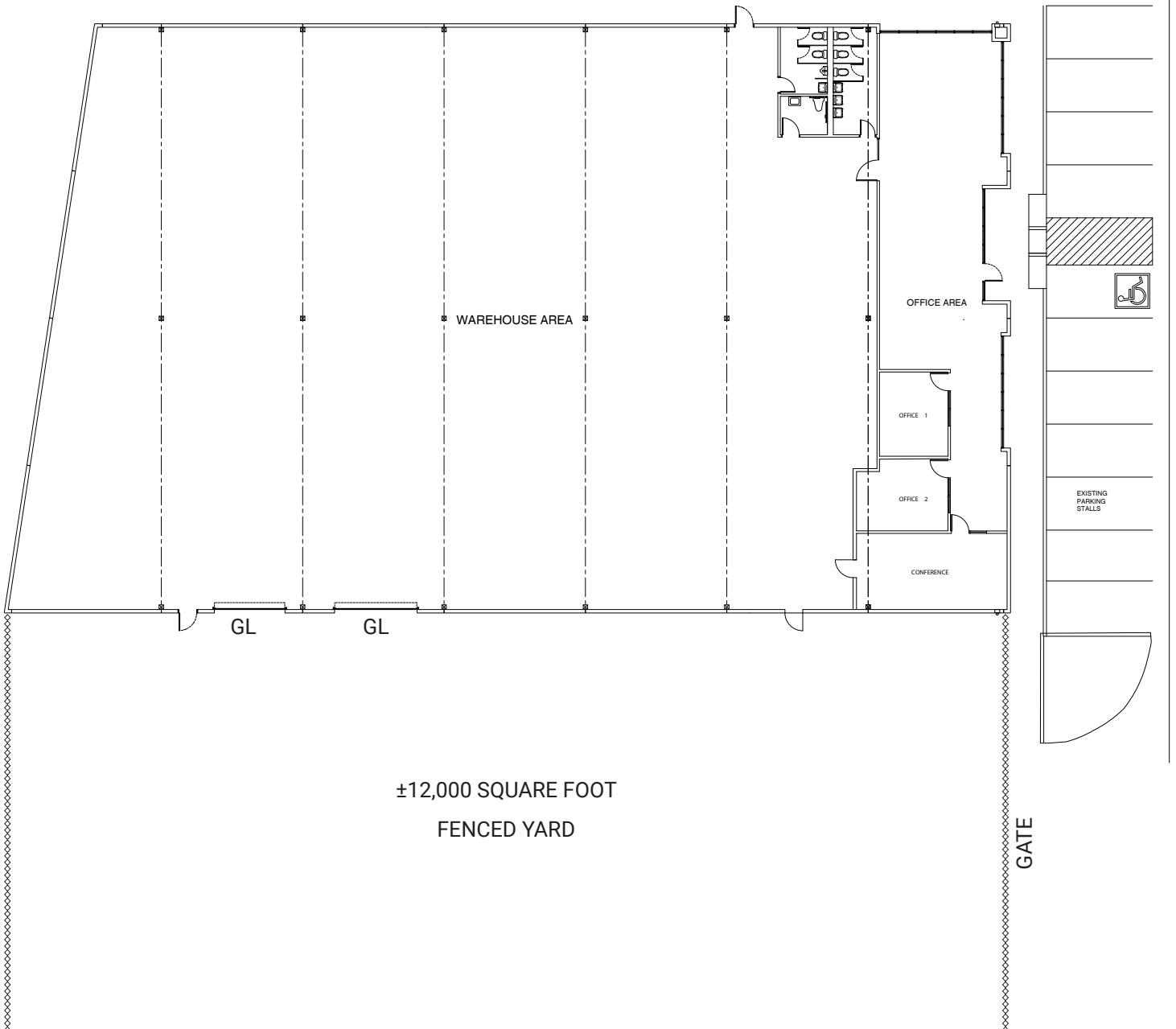
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## FLOOR PLAN

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