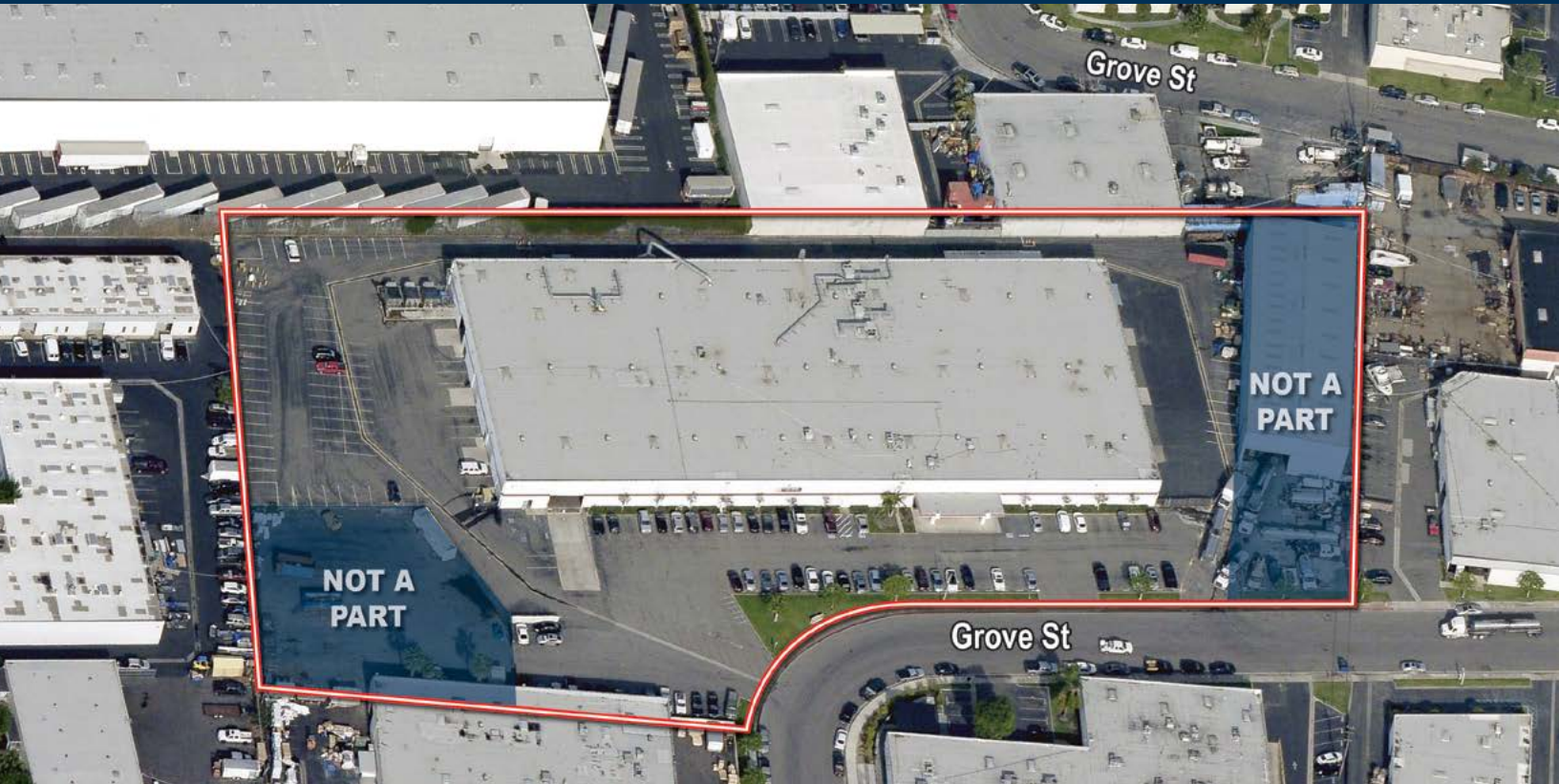


FOR LEASE ±73,335 SF

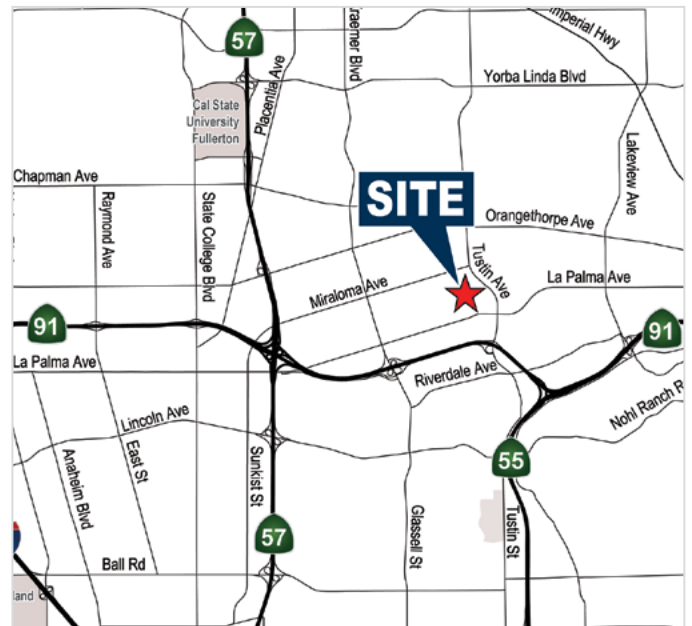
SITUATED ON 4.2 ACRES OF LAND EXPANDABLE TO 5.1 ACRES

1177 Grove Street, Anaheim, CA



Property Features

- Freestanding Building
- Approximately 4,630 Sq. Ft. of Two Story Office Space
- 20' Minimum Clearance (Verify)
- Large Fenced Yard Area
- Ten (10) Ground Level Doors (12' x 12')
- Three (3) Truckwells (Expandable)
- Fire Sprinklered (.33/3000 GPM)
- LED Lighting Throughout
- 3,000 Amps of Well Distributed 277/480 Volt Power
- Immediate Access to the Riverside (91), Costa Mesa (55), and the Pomona (55) Freeways



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Voit
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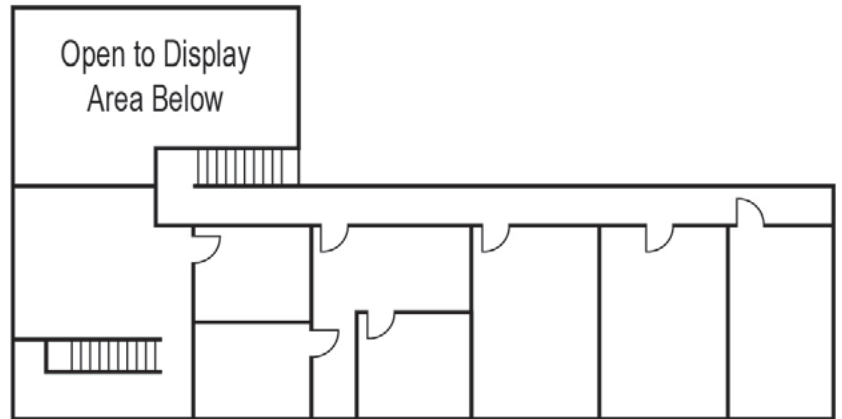
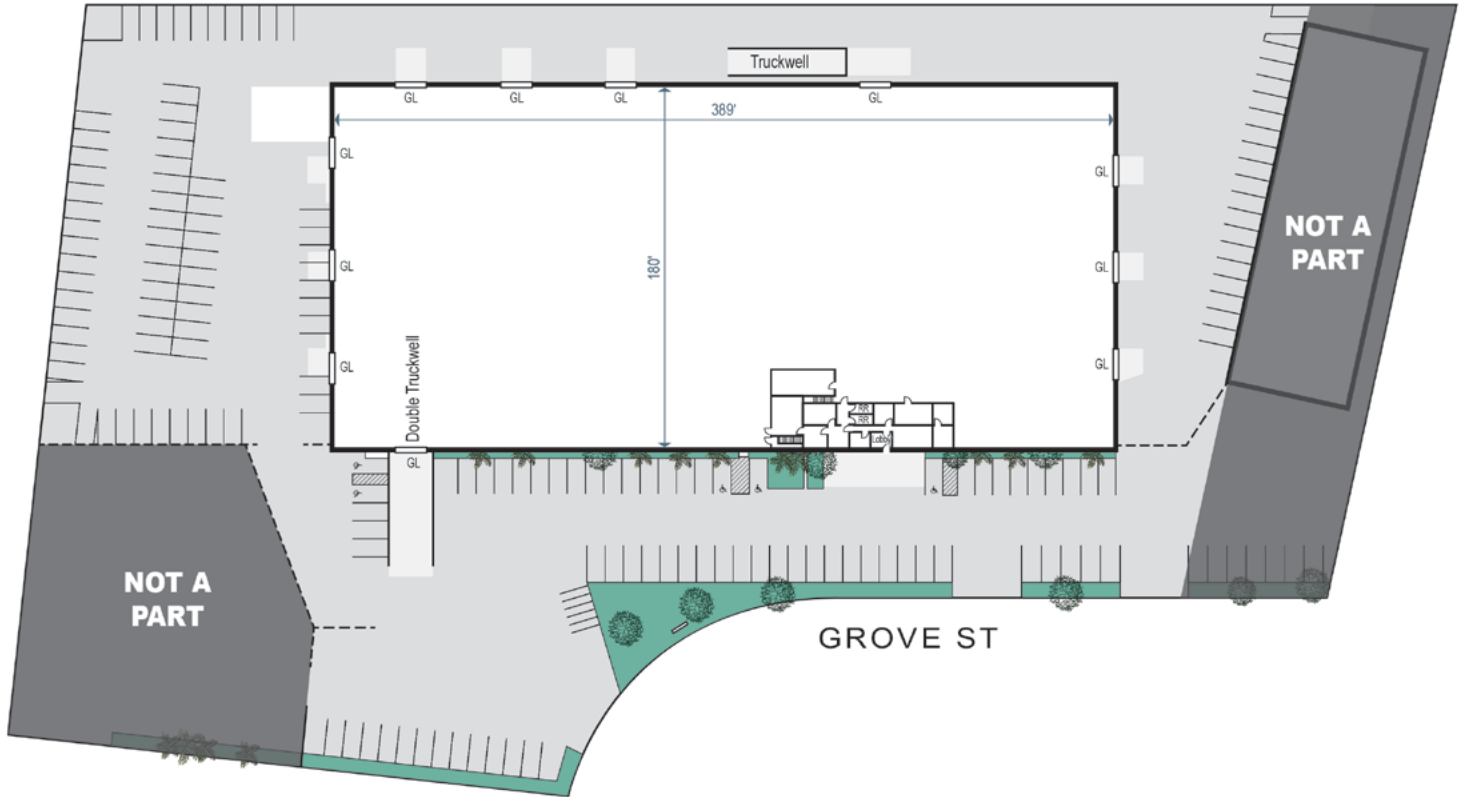
**HEFNER
VERNICK
TEAM**

FOR LEASE ±73,335 SF

SITUATED ON 4.2 ACRES OF LAND EXPANDABLE TO 5.1 ACRES

1177 Grove Street, Anaheim, CA

SITE PLAN



SECOND STORY OFFICE AREA

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