

FOR LEASE

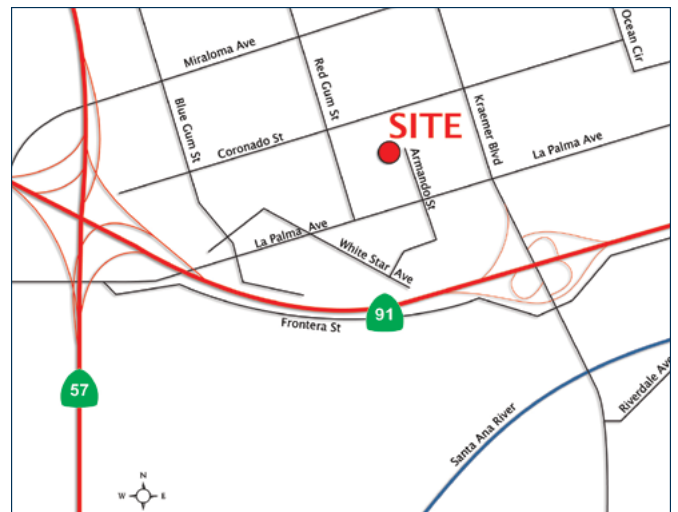
±21,050 SF
Industrial Building

1171 & 1173 N. ARMANDO STREET | ANAHEIM | CA



PROPERTY FEATURES

- Approximately 2,540 Sq. Ft. of Office Area
- Three (3) Ground Level Doors
- One (1) Truckwell
- 400 AMPS, 120/280 Volt Power (Verify)
- Large Yard Area
- Fire Sprinklered
- ±16' Warehouse Clearance
- Convenient Freeway Access to 91, 57 and 55 Freeways
- Sublease Through September 30, 2027



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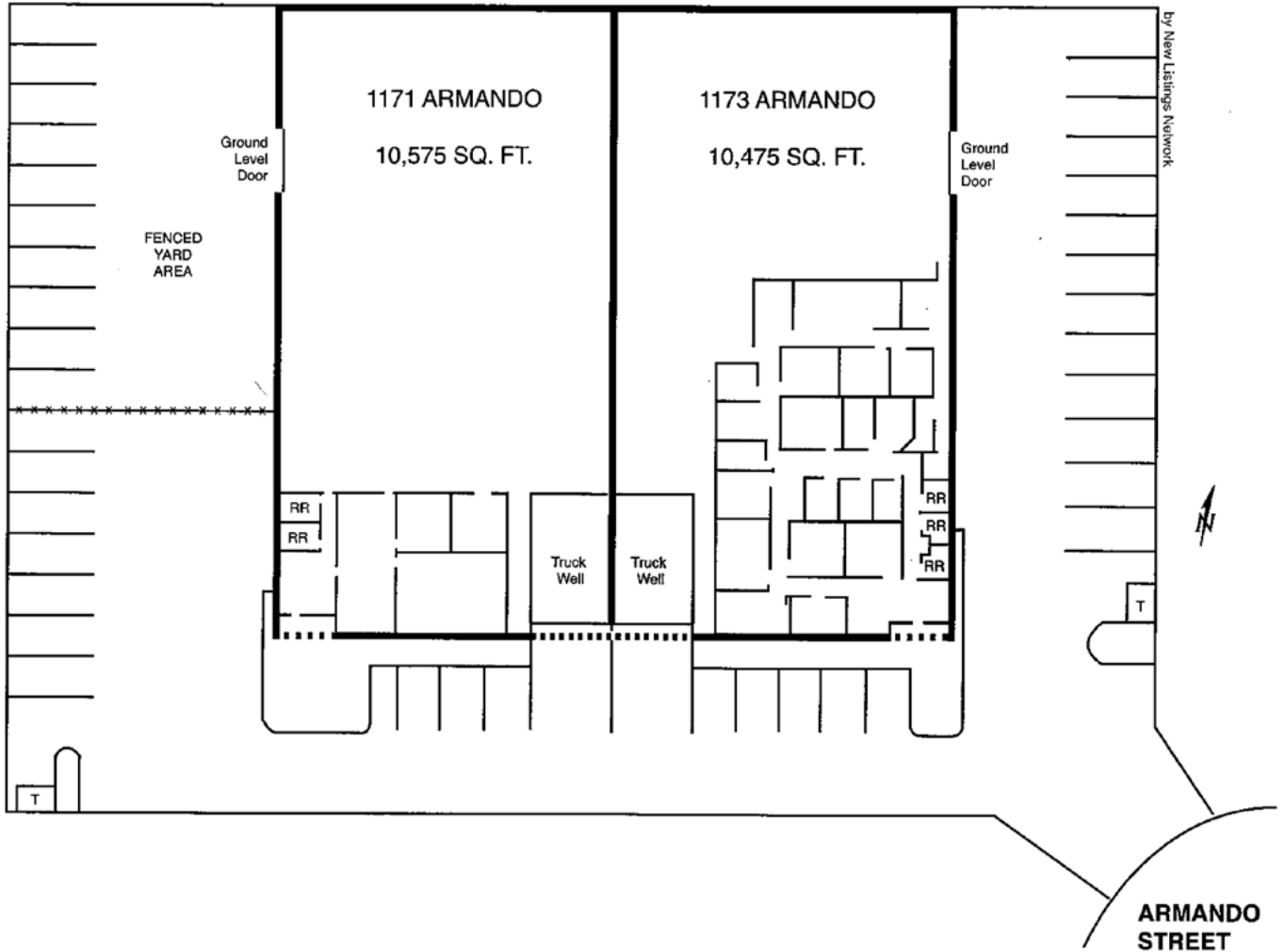
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
100 Bayview Circle, Ste. 600
Newport Beach, CA 92660

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SITE PLAN



**NOT TO SCALE*

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