

# FOR LEASE ±74,313 SF

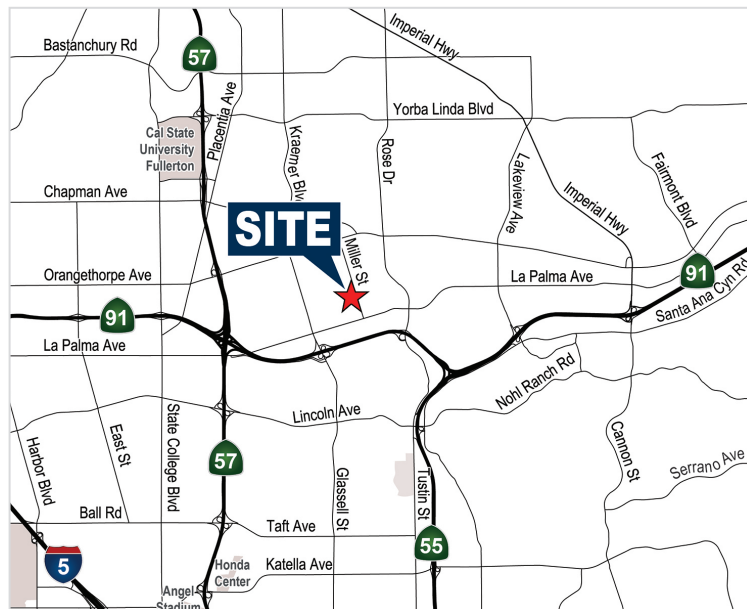
## CLASS A DISTRIBUTION FACILITY

1205 N Miller Street, Anaheim



### Property Features

- ± 74,313 Sq. Ft. Total Available
- ± 18,720 Sq. Ft. of 2-Story Office Area
- 27' Minimum Warehouse Clearance
- 1,600 Amps of 277/480 Volt Power (Verify)
- 125 Parking Stalls
- Fire Sprinklers (.60 GPM/3000 Density)
- Six (6) Dock High Loading Doors (Can Be Increased to 13)
- One (1) Oversized Ground Level Door (12'x14')
- Warehouse Restrooms
- T-5 Motion Sensor Warehouse Lighting
- Convenient Access to Riverside (91), Pomona (57) and Newport (55) Freeways
- Part of The Prestigious Anaheim Technology Center, an Institutionally Managed Business Park



Asset Owned and Operated By

**TH** Real Estate

a nuveen company

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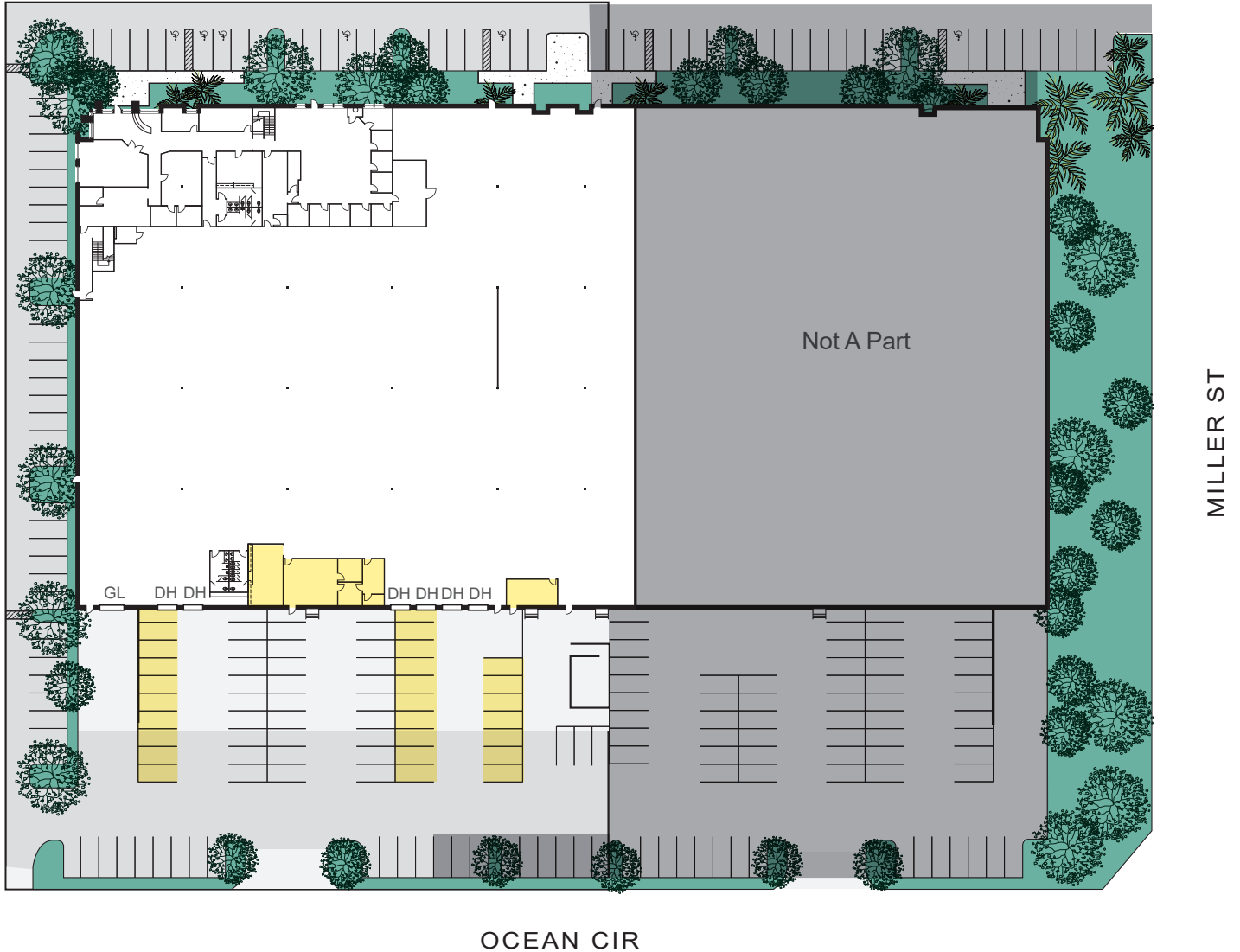
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## INDUSTRIAL FOR LEASE

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### SITE PLAN



 Can be removed

\*Parking can be modified to accommodate additional dock high loading.

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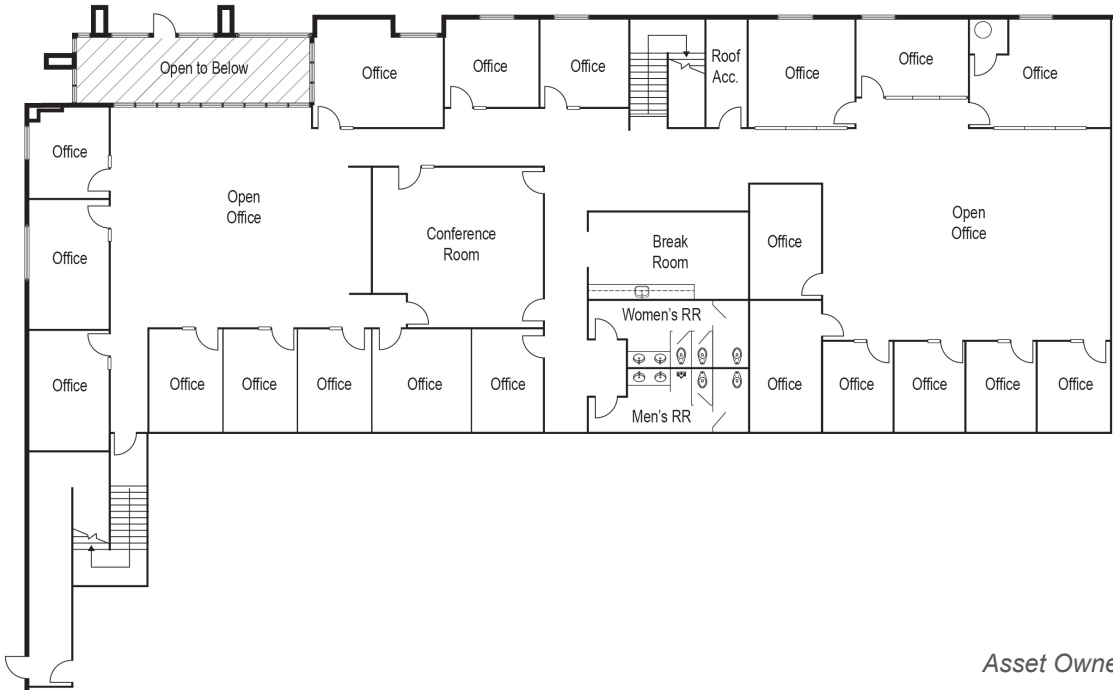
## INDUSTRIAL FOR LEASE

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### FIRST FLOOR OFFICE



### SECOND FLOOR OFFICE



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