

# FOR LEASE ±26,094 SF

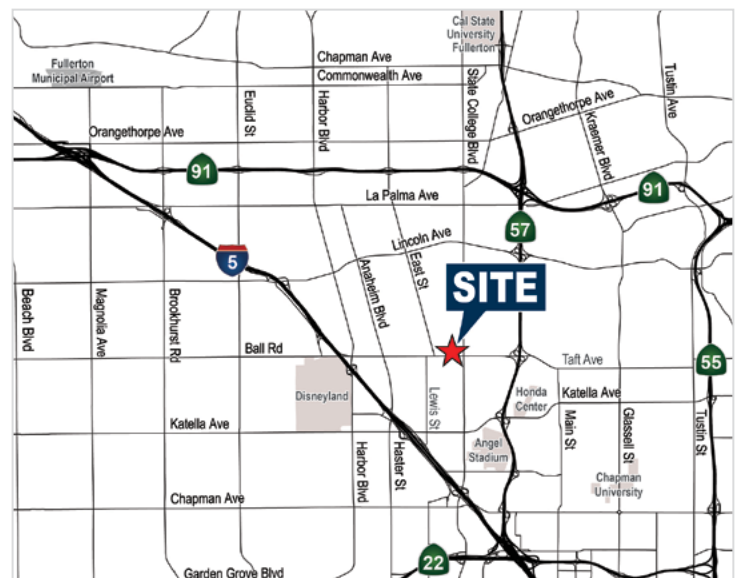
FREE STANDING INDUSTRIAL BUILDING ON 2.03 ACRES OF LAND

1617 E. Ball Road, Anaheim, CA



## Property Feature

- Major Street Exposure and Signage
- Approximately 5,094 Sq. Ft. Office Area
- Ideal for Vocational Schools
- Retail Showroom Potential
- 800 AMPS of Power
- 6:1000 Parking Ratio (Potentially 163 Stalls On Site)
- Large Fenced Yard Area
- 17' Clearance (verify)
- Fire Sprinklered
- Three (3) Dock High Truck Doors
- Ground Level Door Possible
- 254' of Ball Road Frontage
- Immediate Access to Pomona (57) and Santa Ana (5) Freeways



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REAL ESTATE SERVICES

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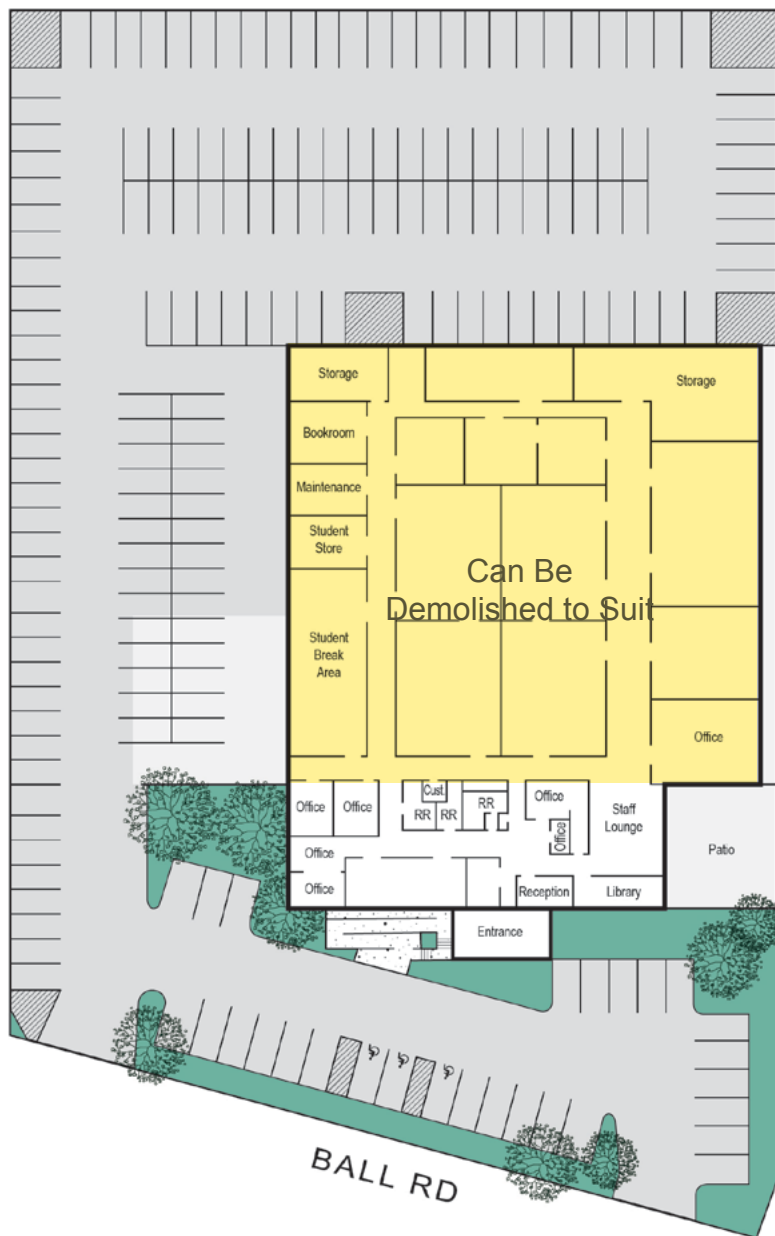
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COMMERCIAL REAL ESTATE SERVICES

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### SITE PLAN



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