

# FOR LEASE

±4,960 Square Feet

**Voit**  
REAL ESTATE SERVICES

**HV**  
HEFNER  
VERNICK  
TEAM



## 1231 Simon Circle, Anaheim

### Property Features

- 900 Sq. Ft. of Office Area
- 12' Warehouse Clearance
- 800 Amps of 277/480 Volt Power
- 8 Parking Stalls
- Two (2) Ground Level Doors - 12' x 10'
- Fire Sprinklered
- Fenced Yard
- Low Cost Anaheim Utility Rates
- Located in Prestigious Canyon Corridor
- Convenient Access to Riverside (91), Pomona (57) and Newport (55) Freeways



**Mike Hefner, SIOR**  
Executive Vice President  
714.935.2331  
mhefner@voitco.com  
Lic #00857352

**Brenden Hefner**  
Associate  
714.935.2326  
bhefner@voitco.com  
Lic. #02114046

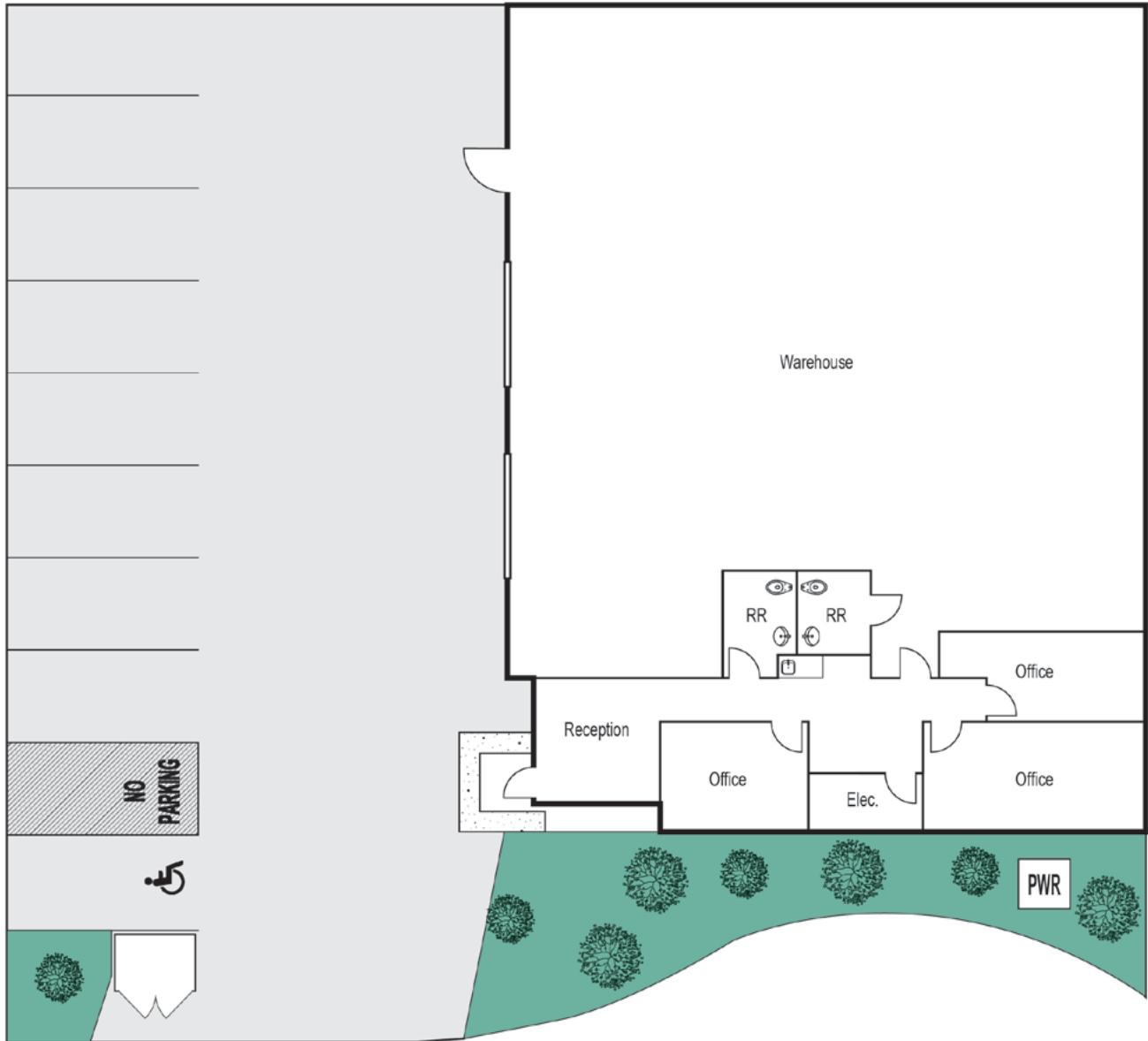
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## Site Plan



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