

FOR LEASE

± 300,000 Square Feet

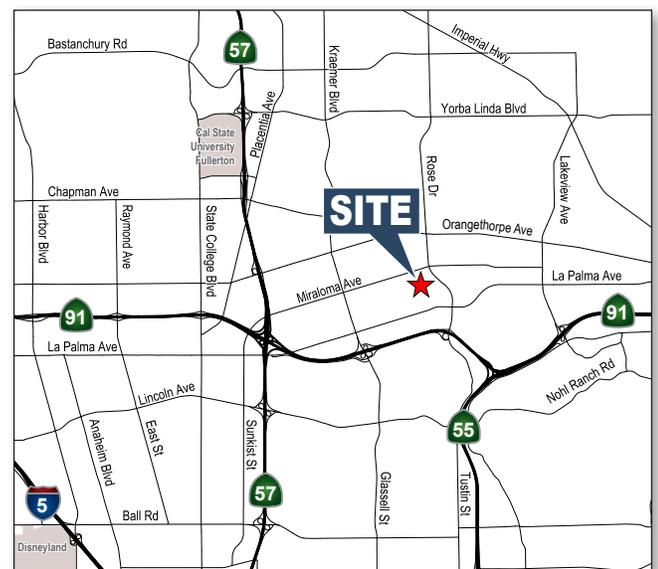
Voit
REAL ESTATE SERVICES



3454 E. Miraloma Avenue, Anaheim

Property Features

- State of the Art Distribution Facility
- 50' x 52' Column Spacing
- 15,000 Sq. Ft. of Office Space
- Thirty-seven (37) Dock High Doors with Levelers & Dock Seals
- Three (3) Ground Level Doors
- 32' Warehouse Clearance
- Large Secured 180' Concrete Truck Court with Trailer Storage
- Motion Sensored Warehouse Lighting
- 4,000 Amps of Power (Verify)
- 1.55:1000 Parking Ratio (Expandable)
- Built in 2002
- ESFR Fire Sprinklers
- 13.27 Acre Land Site
- Excellent Access to the 91, 57, 55, and 5 Freeways



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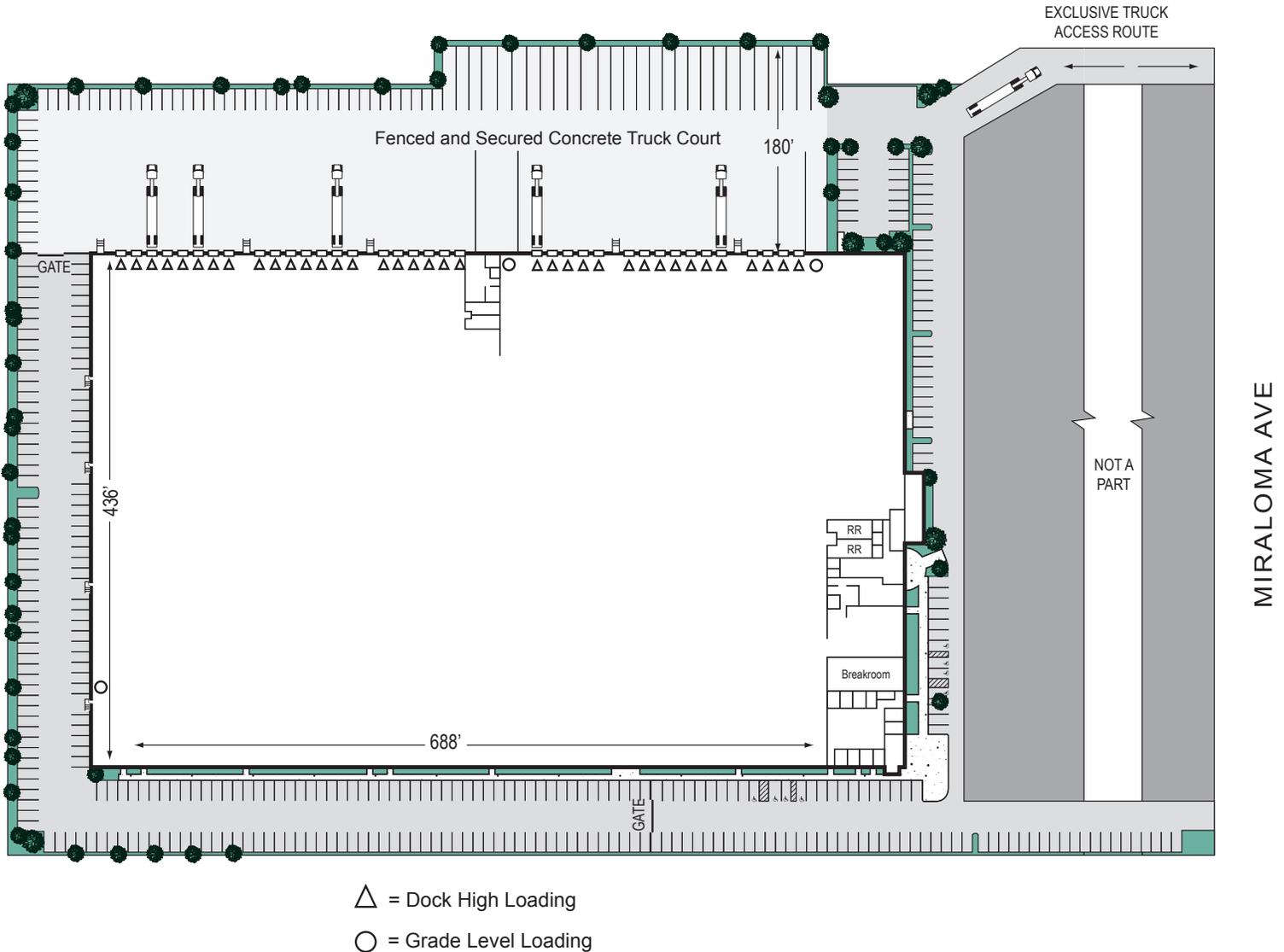
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Site Plan



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