

# FOR SALE

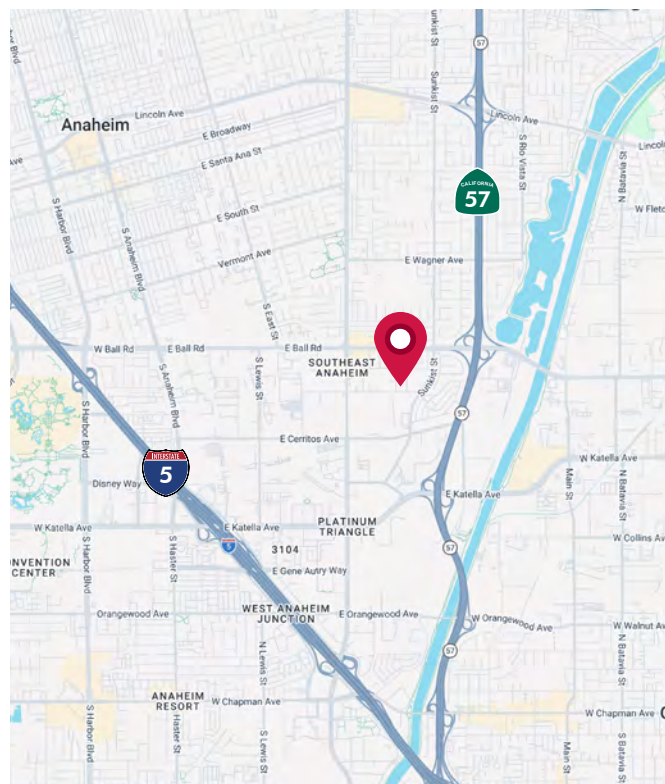
2301 WINSTON RD, ANAHEIM

23,119 SF INDUSTRIAL BUILDING



## PROPERTY FEATURES

- ±23,119 SF Freestanding Industrial Building
- ±10,217 SF of Office Space
- ±12,902 SF of Warehouse Space
- ±37,061 SF Parcel (±0.85 AC)
- 19' Warehouse Ceilings
- Three (3) Ground Level Doors
- 800 Amps, 120-208v
- Private Fenced Yard
- Sprinklered
- 1.9:1 Parking Ratio (44 Stalls)
- Built 1974 | Renovated 2019
- **Asking: \$8,438,435 (\$365 PSF)**



[VIEW VIDEO TOUR](#)

DALE CAMERA  
Senior Vice President  
License ID# 01313921  
949.790.3132  
dcamera@leeirvine.com

JASON HELMICK  
Senior Vice President  
License ID# 01786729  
949.790.3119  
jhelmick@leeirvine.com

ZACH SCHWANER  
Senior Vice President  
License ID# 02009623  
949.790.3159  
zschwanner@leeirvine.com

DYLAN DAVEY  
Associate  
License ID# 02219560  
949.790.3162  
ddavey@leeirvine.com

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

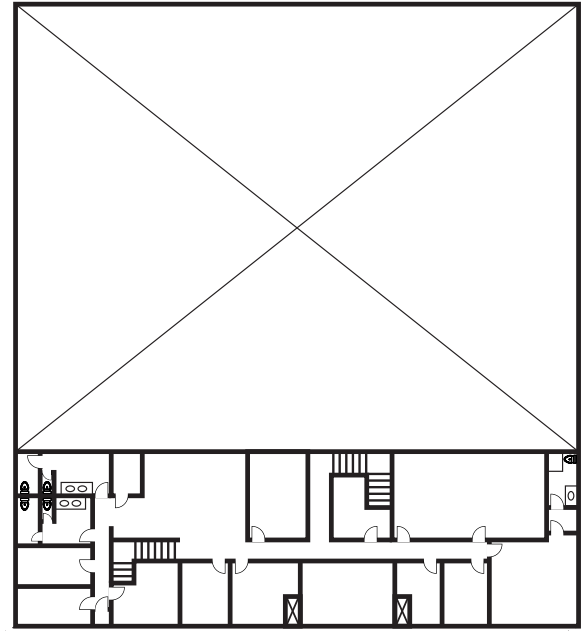
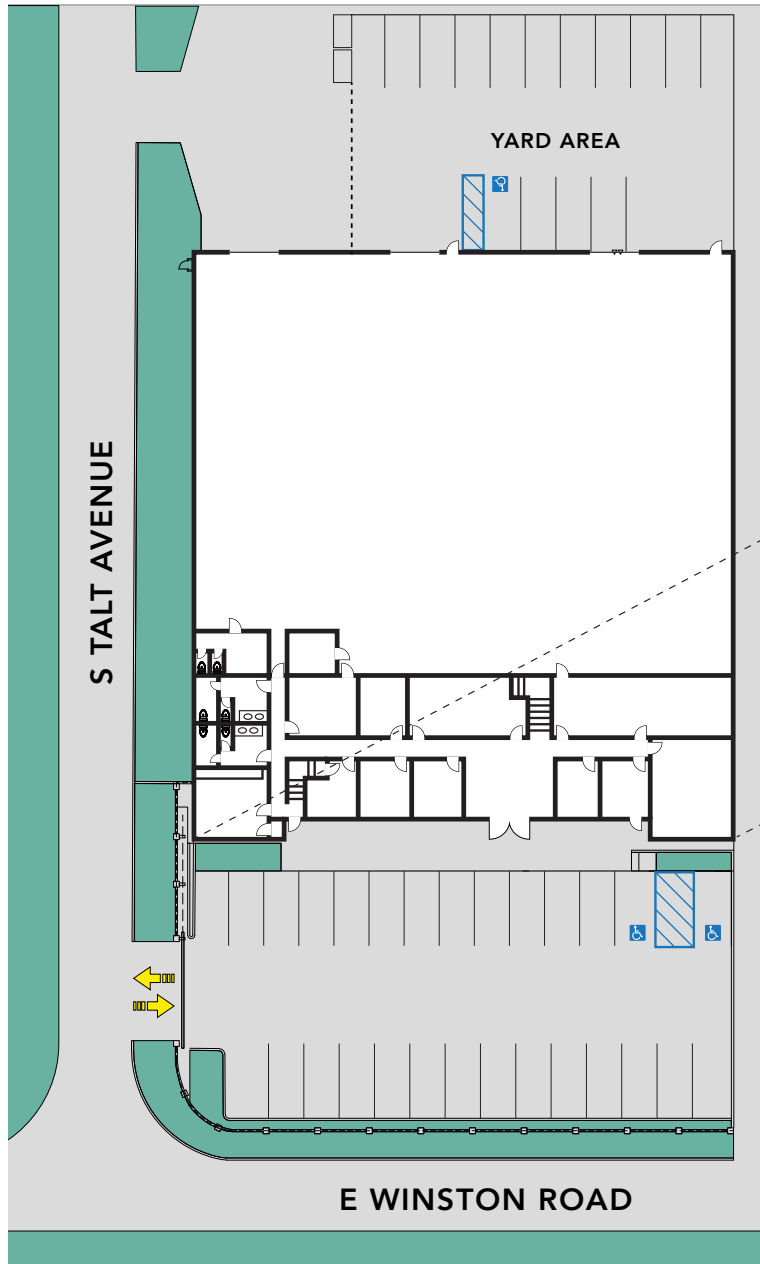
**ORANGE COUNTY INDUSTRIAL**

# FOR SALE

2301 WINSTON RD, ANAHEIM

23,119 SF INDUSTRIAL BUILDING

## SITE PLAN



[VIEW VIDEO TOUR](#)

**DALE CAMERA**  
Senior Vice President  
License ID# 01313921  
949.790.3132  
dcamera@leeirvine.com

**JASON HELMICK**  
Senior Vice President  
License ID# 01786729  
949.790.3119  
jhelmick@leeirvine.com

**ZACH SCHWANER**  
Senior Vice President  
License ID# 02009623  
949.790.3159  
zschwanner@leeirvine.com

**DYLAN DAVEY**  
Associate  
License ID# 02219560  
949.790.3162  
ddavey@leeirvine.com

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ORANGE COUNTY INDUSTRIAL**

# FOR SALE

2301 WINSTON RD, ANAHEIM

23,119 SF INDUSTRIAL BUILDING

VIEW VIDEO TOUR



**DALE CAMERA**  
Senior Vice President  
License ID# 01313921  
949.790.3132  
dcamera@leeirvine.com

**JASON HELMICK**  
Senior Vice President  
License ID# 01786729  
949.790.3119  
jhelmick@leeirvine.com

**ZACH SCHWANER**  
Senior Vice President  
License ID# 02009623  
949.790.3159  
zschwanner@leeirvine.com

**DYLAN DAVEY**  
Associate  
License ID# 02219560  
949.790.3162  
ddavey@leeirvine.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ORANGE COUNTY INDUSTRIAL**