

1211 N. MILLER STREET, SUITE A
ANAHEIM, CALIFORNIA

±135,080
SQUARE FEET
FOR LEASE

A Quality Asset
Owned By:

nuveen
REAL ESTATE

Voit
REAL ESTATE SERVICES

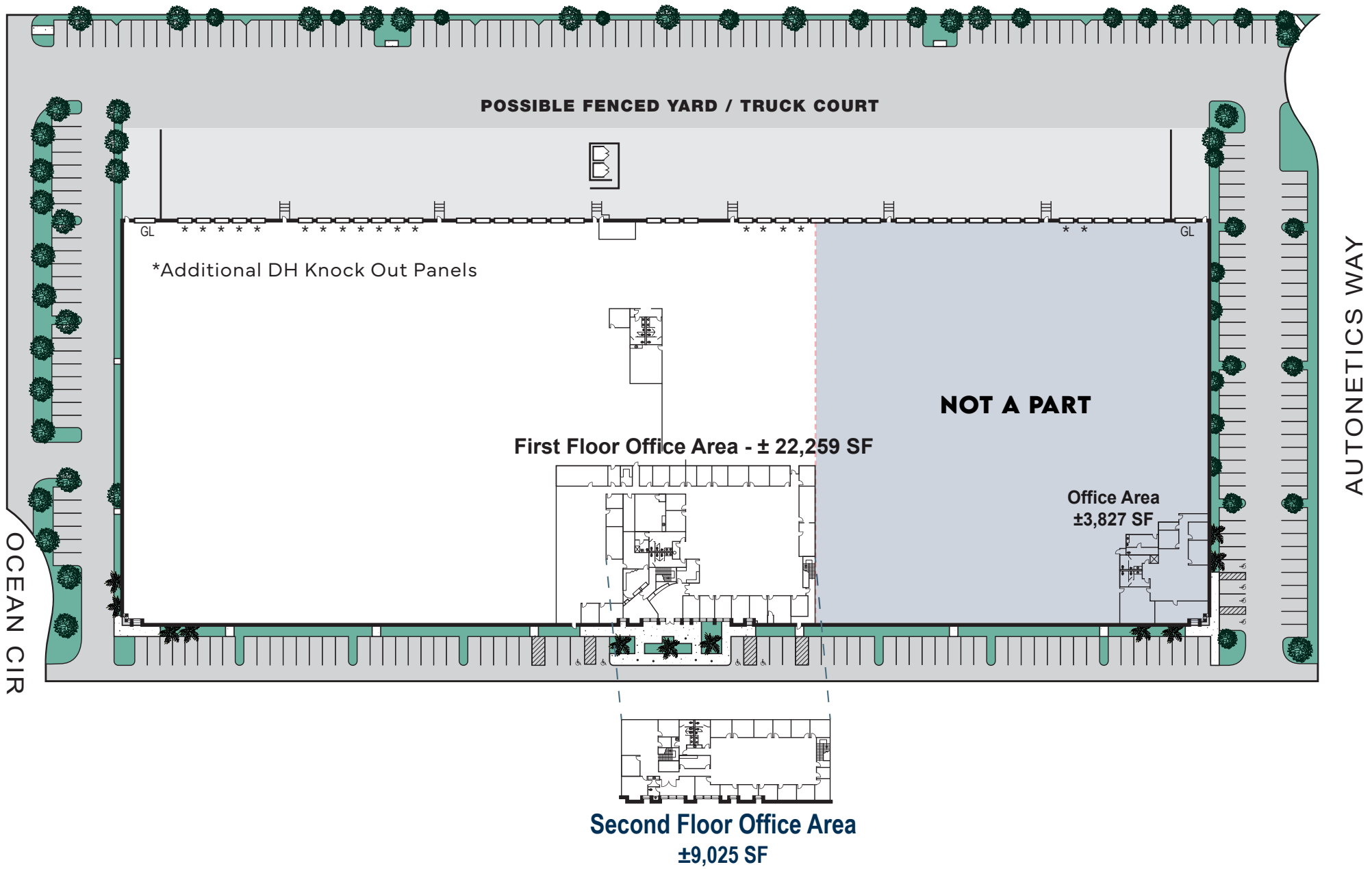
HV HEFNER
VERNICK
TEAM

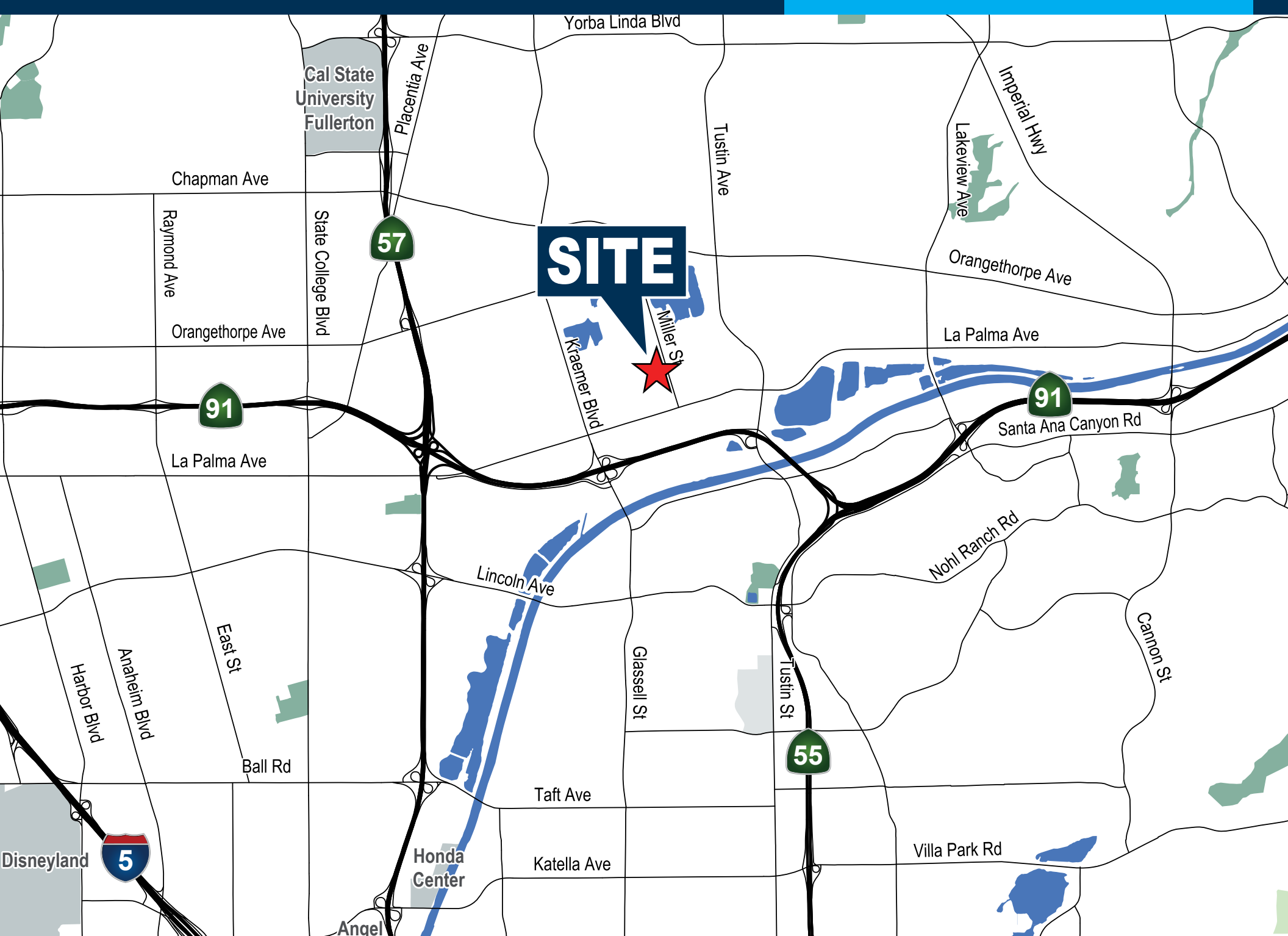


Voit Real Estate Services is pleased to present a rare opportunity to lease a premier corporate headquarters facility totaling approximately 135,080 square feet in the epicenter of the North Orange County industrial market. Located at 1211 North Miller Street, in the city of Anaheim, CA, the property offers exceptional freeway accessibility with the Orange (57) Freeway (± 1.52 miles from site) and the Riverside (91) Freeway (± 0.6 miles From site)—providing efficient commuting throughout Orange and Los Angeles Counties, as well as direct access to the Inland Empire.

Featuring an exceptional interior office environment, which can be modified to suit, state of the art warehouse clearance and excellent site circulation, the property provides several key benefits for any tenant seeking the best in class business accommodations. Power is provided by the City of Anaheim, ensuring reliable infrastructure support for industrial operations, but also benefiting industrial tenants with electrical utility savings. Institutionally owned and managed, the property has the modern features and operational stability to provide an environment for any business to thrive.

Building Size:	$\pm 135,080$ Square Feet (Part of a Larger $\pm 205,674$ Sq. Ft. Building)
Office Space:	$\pm 31,284$ SF Two Story Office Space (Can Be Reduced/Modified to Suit)
Dock Doors:	26 Dock High Loading Doors (Using Knockout Panels)
Grade Doors:	1 Grade Level Loading Door
Power:	Power to Suit
Clear Height:	30' Minimum
Parking:	175 Auto Stalls (Expandable)
Yard:	Massive ± 1.5 Acre Fenced Yard/Truck Court
Sprinklers:	.60 GPM/3,000
Truck Court:	140'
Site Access:	Drive Around Building - Dual Access Points
Column Spacing:	52' x 50'







AERIAL



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1211 N. MILLER STREET
ANAHEIM, CALIFORNIA

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