

FOR SALE

± 9,545 SQUARE FEET WITH LARGE FENCED AND GATED YARD



1144 N. ARMANDO STREET, ANAHEIM, CA 92806

PROPERTY HIGHLIGHTS

- ± 2,613 Sq. Ft. of High End Office Space
- ± 2,600 Sq. Ft. of Bonus Upstairs Office
(Not included in Square Footage)
- Large Fenced Yard Area
- 400 amps. 120/208. 3 phase, 4 wire
- One (1) Ground Level Loading Door
- One (1) Truckwell
- 18' Clearance in Warehouse
- New LED Lighting in Warehouse
- Good Truck Access
- Excellent Freeway Access

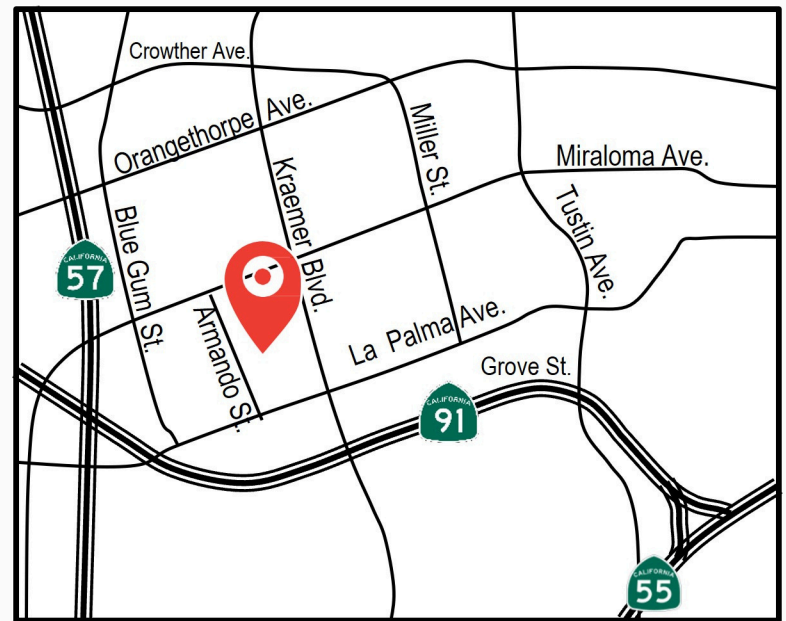
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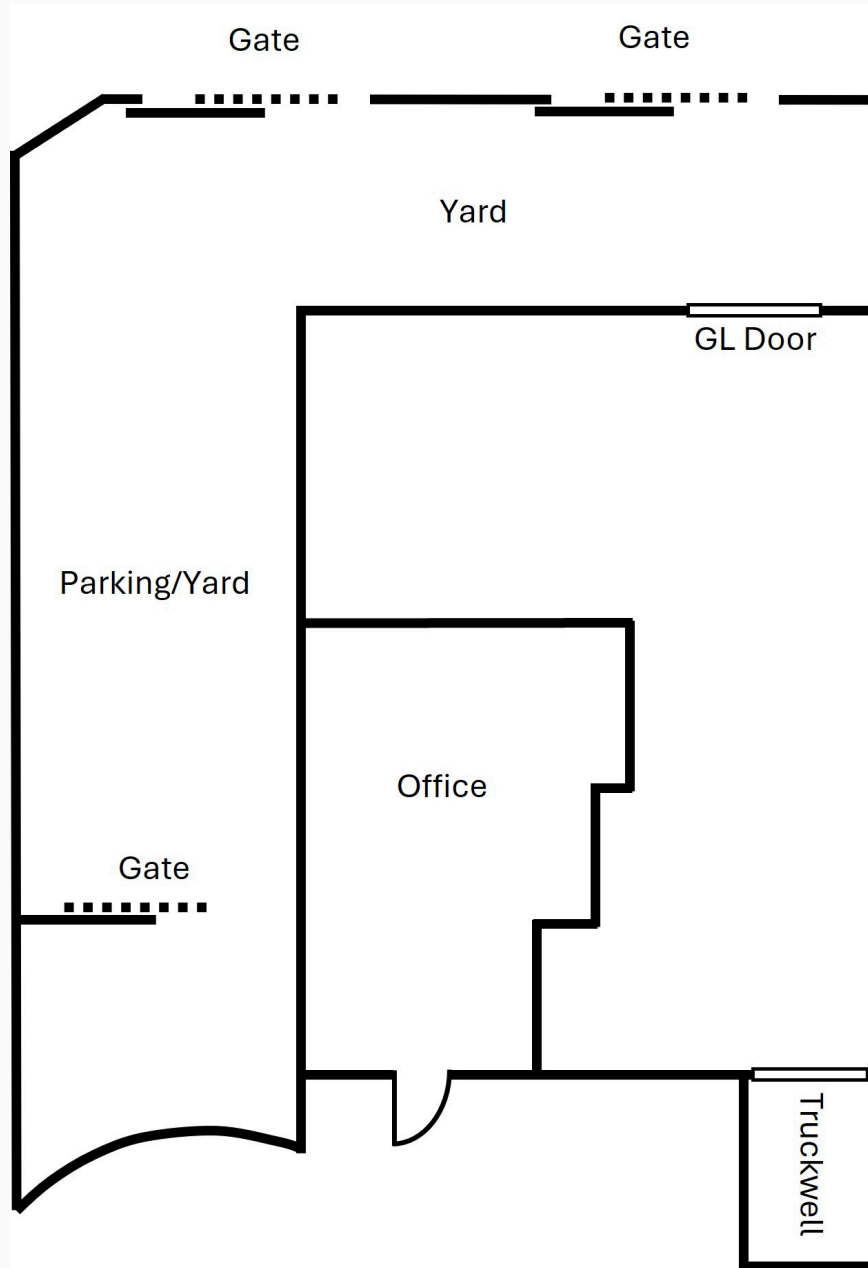


CORP. DRE LIC.01291393

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Site Plan



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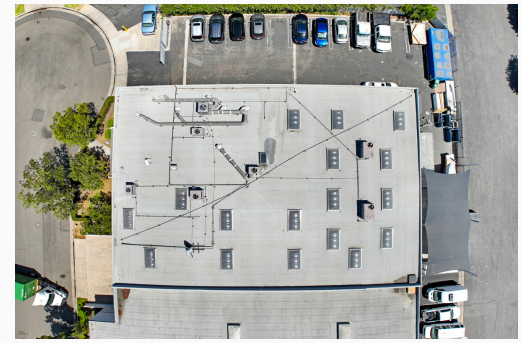
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**Ashwill
Associates**
COMMERCIAL REAL ESTATE

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