

FOR LEASE INDUSTRIAL & OFFICE UNITS

700-720
NORTH VALLEY STREET
ANAHEIM, CA

2101-2121
WEST CRESCENT AVENUE
ANAHEIM, CA



TRI-FREEWAY BUSINESS PARK

FOR ADDITIONAL INFORMATION, CONTACT:

SEBASTIAN LOZANO
Senior Associate
714.935.2303
Lic. #02143474
slozano@voitco.com

SHAWN FROME
Associate
714.935.2321
Lic. #02442004
sfrome@voitco.com

MIKE BOUMA, SIOR
Senior Vice President
714.935.2340
Lic. #01070753
mbouma@voitco.com

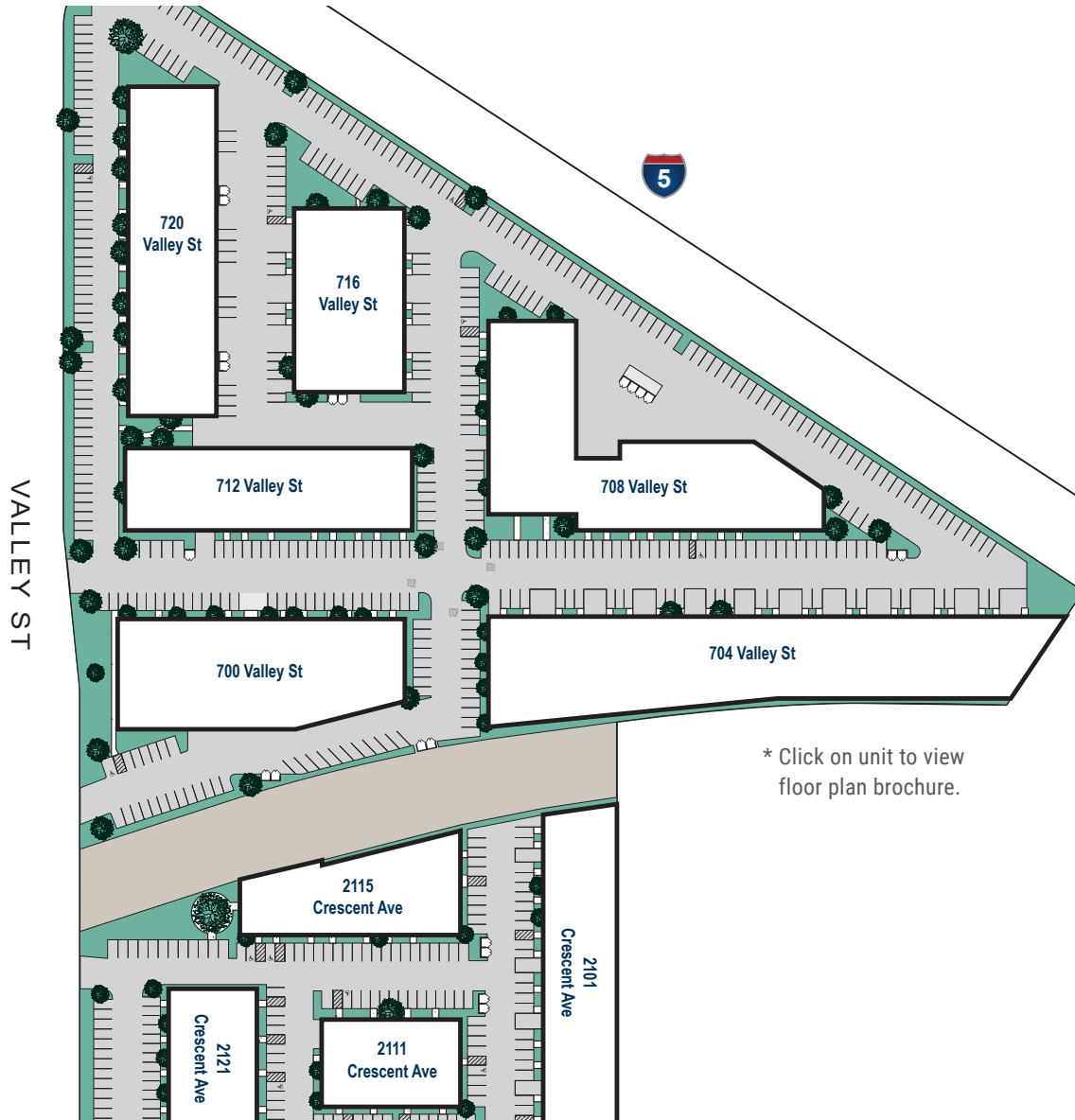
PAUL CAPUTO, MBA
Senior Vice President
714.935.2332
Lic. #01196935
pcaputo@voitco.com

Voit
REAL ESTATE SERVICES

BC
BOUMA CAPUTO

2400 East Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

SITEPLAN



Variety of
Industrial &
Office Units



Flexible Office Layouts
to Accommodate a
Wide Range of Uses



12'-15' Warehouse
Clearance



Ample Parking



Functional Site
Loading and
Circulation



Ground Level Loading
Doors



Excellent Freeway
Access

TRI-FREEWAY BUSINESS PARK



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AVAILABLE UNITS

TRI-FREEWAY BUSINESS PARK

ADDRESS	UNIT SIZE	ASKING RATE *	MONTHLY RATE	COMMENTS	VIEW FLOOR PLAN
708 N Valley St, Suite H	±1,320 SF	\$1.65/SF IG	\$2,178.00	Industrial Unit: Reception, 2 Private Offices, Restroom, Kitchenette, 12' Warehouse Clear Height, Ground Level Loading	
704 N Valley St, Suite N	±1,500 SF	\$1.65/SF IG	\$2,475.00	Industrial Unit: Reception/Office, Restroom, 15' Warehouse Clear Height, Ground Level Loading	
704 N Valley St, Suite K	±1,791 SF	\$1.65/SF IG	\$2,955.15	Industrial Unit: Reception/Office, Restroom, 15' Warehouse Clear Height, Ground Level Loading	
704 N Valley St, Suite G	±1,898 SF	\$1.65/SF IG	\$3,131.70	Industrial Unit: Reception/Office, Restroom, 15' Warehouse Clear Height, Ground Level Loading	
720 N Valley St, Suite C	±2,000 SF	\$1.60/SF IG	\$3,200.00	Industrial Unit: Reception, Private Office, Restroom, 12' Warehouse Clear Height, Ground Level Loading	
712 N Valley St, Suite A	±3,000 SF	\$1.60/SF IG	\$4,800.00	Industrial Unit: Private Office, Restroom, 12' Warehouse Clear Height, 100% HVAC, Ground Level Loading	
2115 W Crescent Ave, Unit 225	±154 SF	\$1.65/SF IG	\$254.10	Office Unit: Open Office, Common Area Restrooms	
2115 W Crescent Ave, Unit 208	±308 SF	\$1.65/SF IG	\$508.20	Office Unit: Reception/Office, 1 Private Office , Common Area Restrooms	
2115 W Crescent Ave, Unit 216	±308 SF	\$1.65/SF IG	\$508.20	Office Unit: Reception/Office, 1 Private Office , Common Area Restrooms	
2115 W Crescent Ave, Unit 240	±420 SF	\$1.65/SF IG	\$693.00	Office Unit: Reception/Office, 1 Private Office , Common Area Restrooms	
2115 W Crescent Ave, Unit 220	±447 SF	\$1.65/SF IG	\$737.55	Office Unit: Reception/Office, 1 Private Office , Common Area Restrooms	
2101 W Crescent Ave, Suite J	±1,625 SF	\$1.65/SF IG	\$2,681.25	Office Unit: Reception, Private Office, 2 Restrooms, Kitchenette, Storage Room	
2111 W Crescent Ave, Suite D/E	±2,500 SF	\$1.60/SF IG	\$4,000.00	Office Unit: Reception/Open Office, 5 Private Offices, 3 Restrooms, Kitchenette, Can Be Divisible	

* No additional monthly CAM charges.



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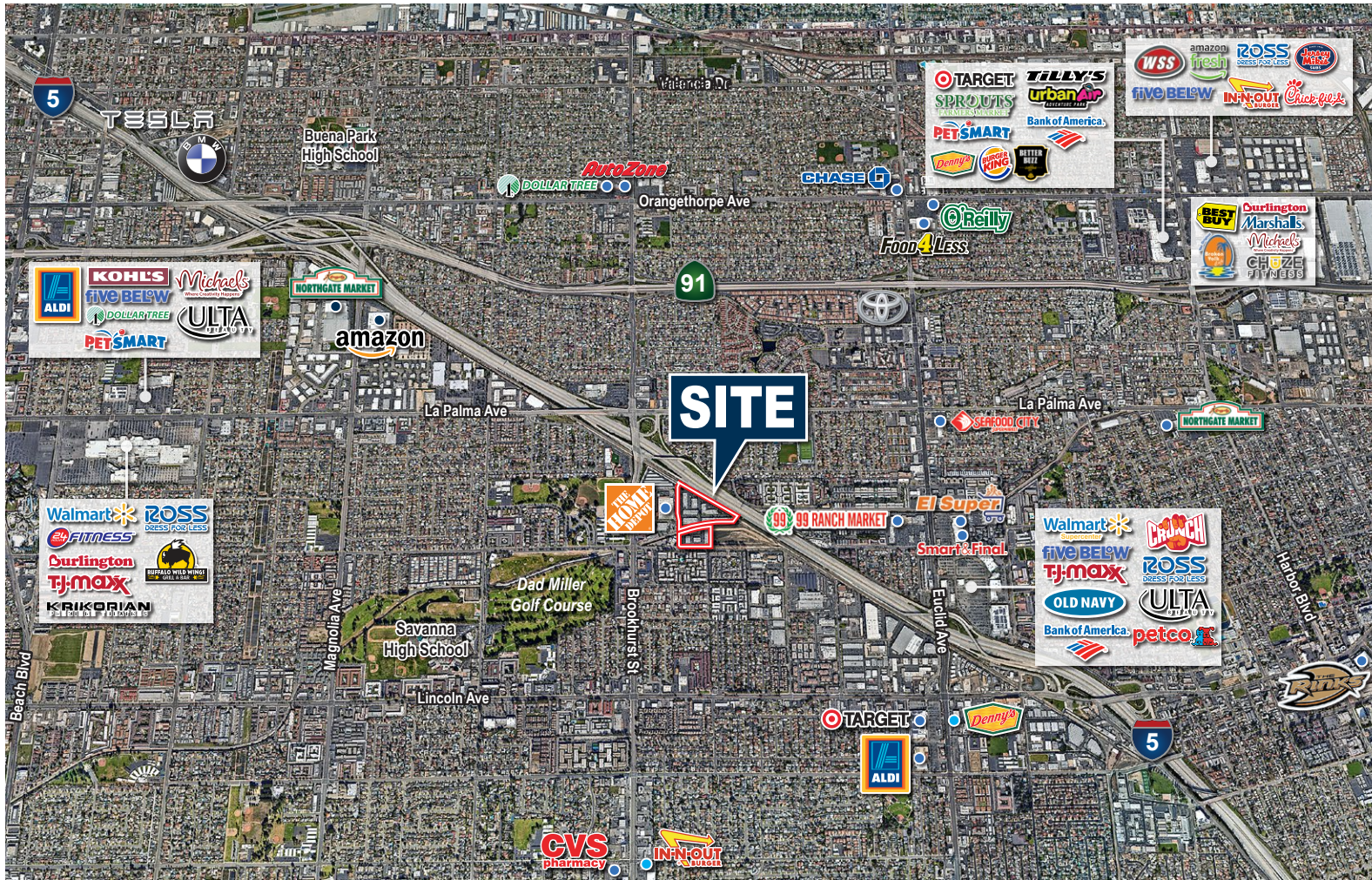
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LOCAL AMENITIES

TRI-FREEWAY BUSINESS PARK



32 Miles to LAX
12 Miles to LGB
17 Miles to JWA



28 Miles to Port of Los Angeles
26 Miles to Port Long Beach



2 Miles to closest Bus Stop



2.6 Miles to Train Station



0.2 Miles to closest Charging Station



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