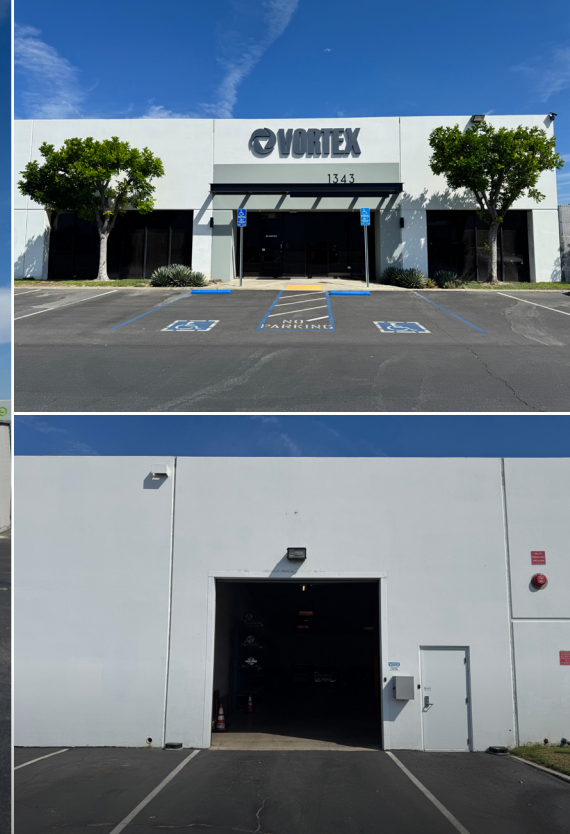




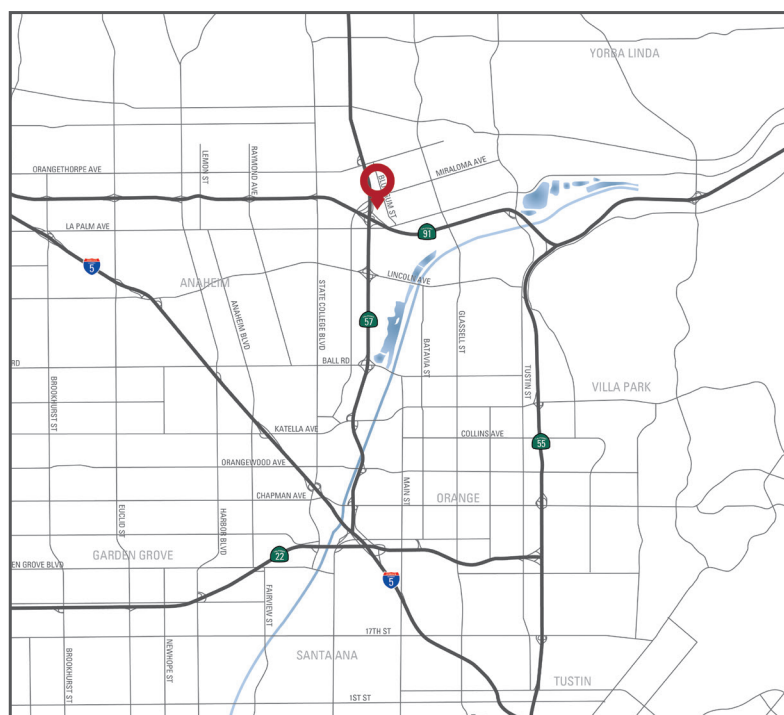
FOR LEASE
16,110 SF OFFICE SPACE (\$1.55 IG)
 1343 BLUE GUM, ANAHEIM, CA

OVERVIEW

FEATURES:

- Excellent Loading - 3 GL Doors
- Front and Side Loading
- Yard with Controlled Gate
- 400amps - 120/208v
- Highly Functional Office Space
- 4 offices, 4 cubes, Reception, Kitchen
- Locker Room & Shop Bathroom
- Freeway close to 91, 57, 5 Freeways
- 17' minimum warehouse clearance (verify)
- Fire Sprinklered

LOCATION

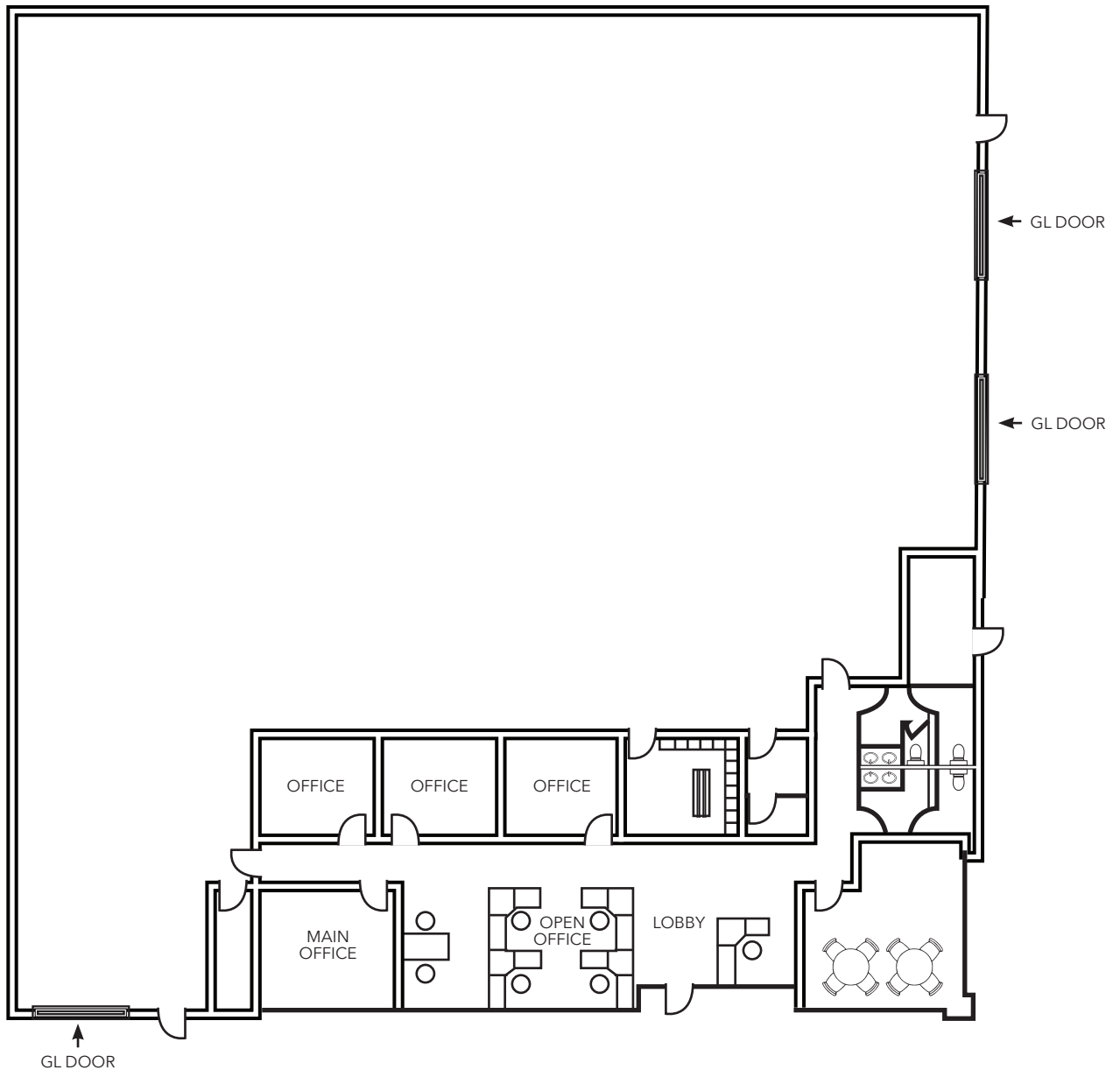


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LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES
 NEWPORT BEACH



FLOOR PLAN



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1343 BLUE GUM ANAHEIM, CA

PROPERTY PHOTOS



OFFICE



SIDE YARD



OPEN AREA



RECEPTION



WAREHOUSE



WAREHOUSE



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