



1040

N. OLIVE STREET, UNIT B
ANAHEIM, CALIFORNIA

5% PROCURING BROKER FEE FOR LEASE
\$100 TO TOUR
\$250 FOR LOI

FOR LEASE
±15,977 SF
INDUSTRIAL BUILDING

Voit
REAL ESTATE SERVICES



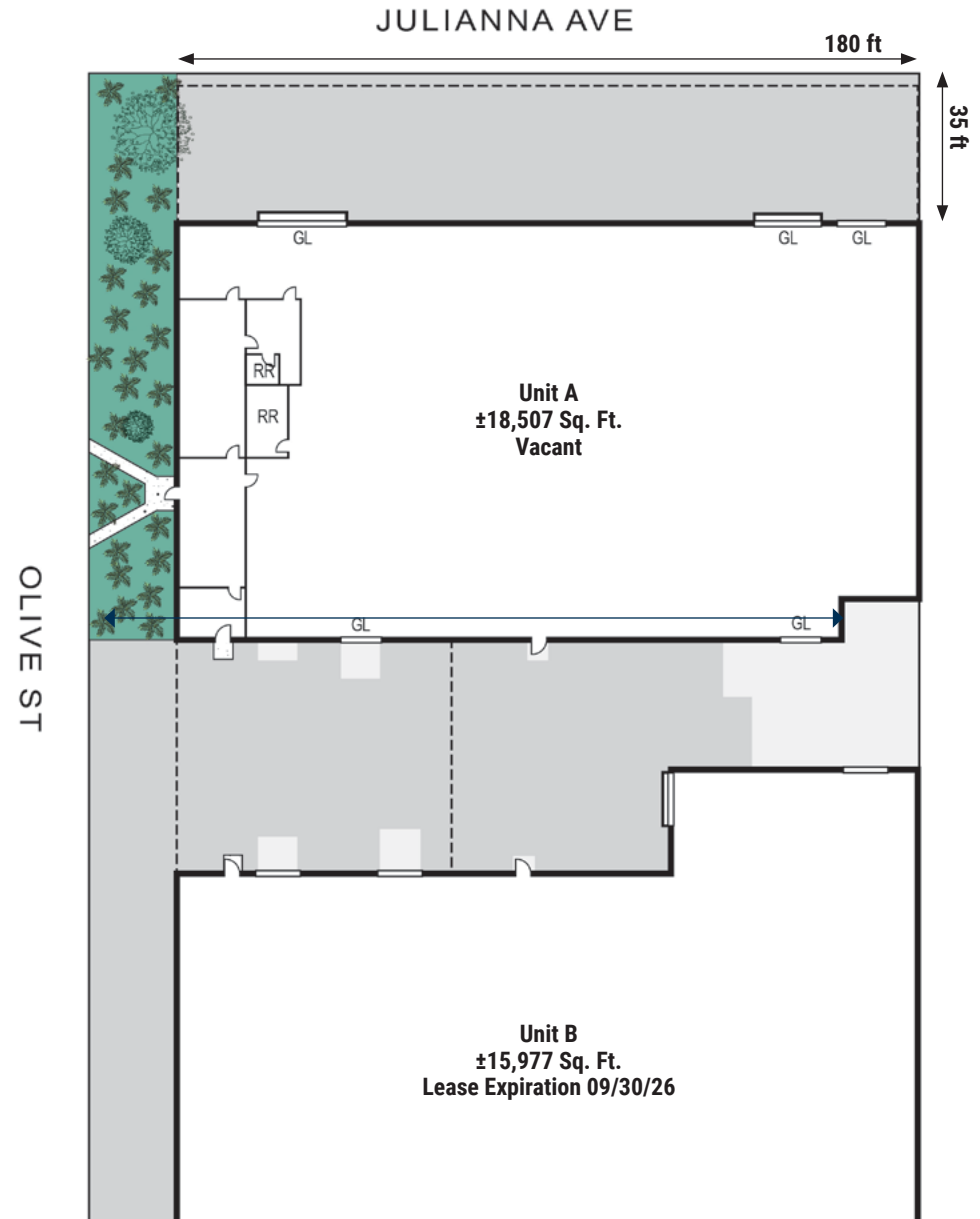
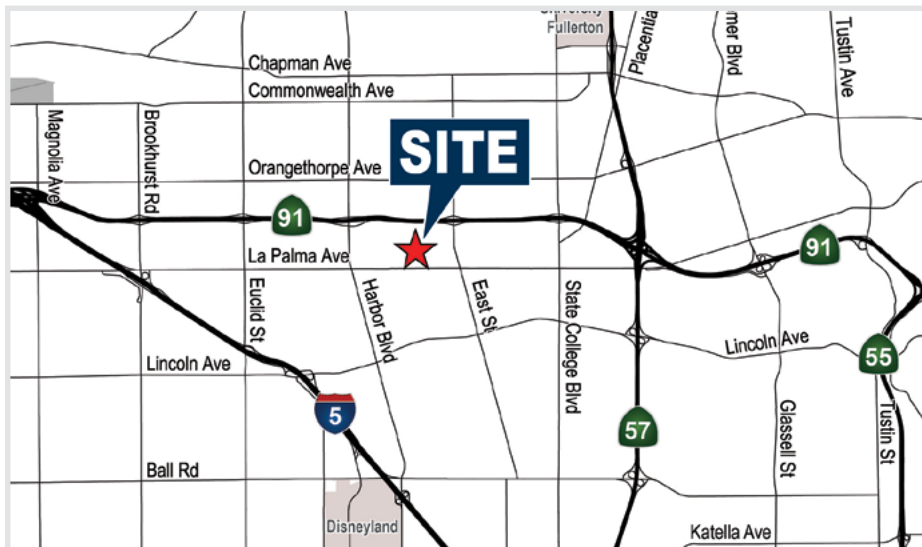
HEFNER
VERNICK
TEAM

FOR LEASE

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BUILDING FEATURES

- Asking Rate: \$0.89 NNN, \$0.28 Nets
- ±15,977 Sq. Ft. Industrial Building
- ±_____ Sq. Ft. of Office Space
- ±12' - 13' Clear Height
- Four (4) Ground Level Loading Doors
- 3-Phase, 240 Volt, 400 Amps of Power (Verify)
- Sprinklered
- Fenced Yard
- Close Proximity to the Riverside (91), Pomona (57) and Santa Ana (5) Freeways
- **Sale Possible (Includes Adjacent ±18,507 Sq. Ft. Building)**



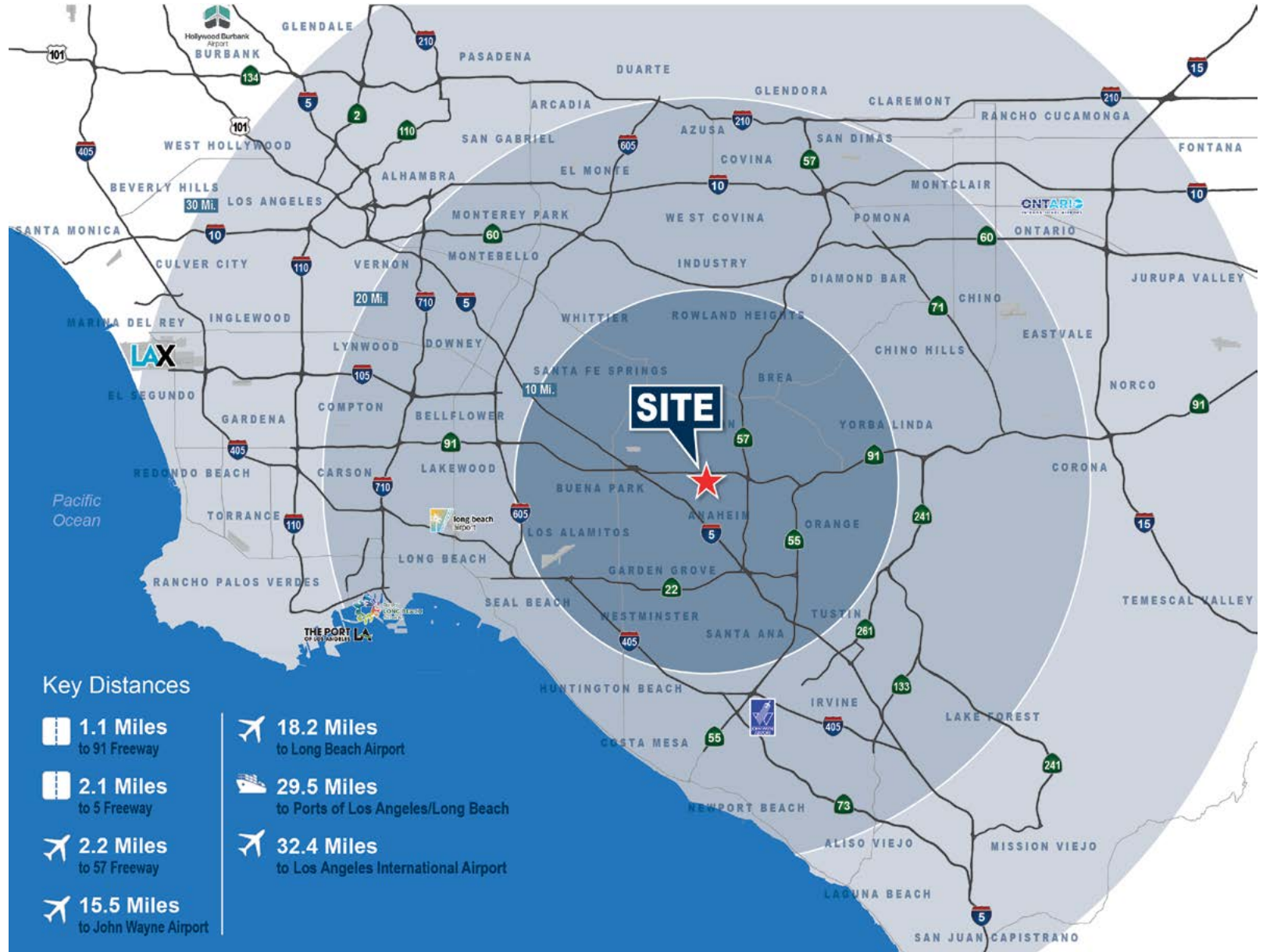
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Key Distances

 **1.1 Miles**
to 91 Freeway

 **2.1 Miles**
to 5 Freeway

 **2.2 Miles**
to 57 Freeway

 **15.5 Miles**
to John Wayne Airport

 **18.2 Miles**
to Long Beach Airport

 **29.5 Miles**
to Ports of Los Angeles/Long Beach

 **32.4 Miles**
to Los Angeles International Airport

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