



\*Image is artists rendering of conceptual renovation for marketing purposes only. Property to be sold as-is.

# FOR SALE

**1342 N. KNOLLWOOD CIRCLE, ANAHEIM**

±7,446 SF Industrial Building on 0.40 Acres with Secure Fenced Yard

**Zach Niles**  
*Senior Managing Director*

O +1 949 885 2922  
zach.niles@jll.com  
CA Lic. # 01311756

**Brendan Brady**  
*Senior Associate*

O +1 949 930 7975  
brendan.brady@jll.com  
CA Lic. # 02147986

**Steve Wagner**  
*Senior Managing Director*

O +1 949 885 2923  
steve.wagner@jll.com  
CA Lic. # 01314652



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

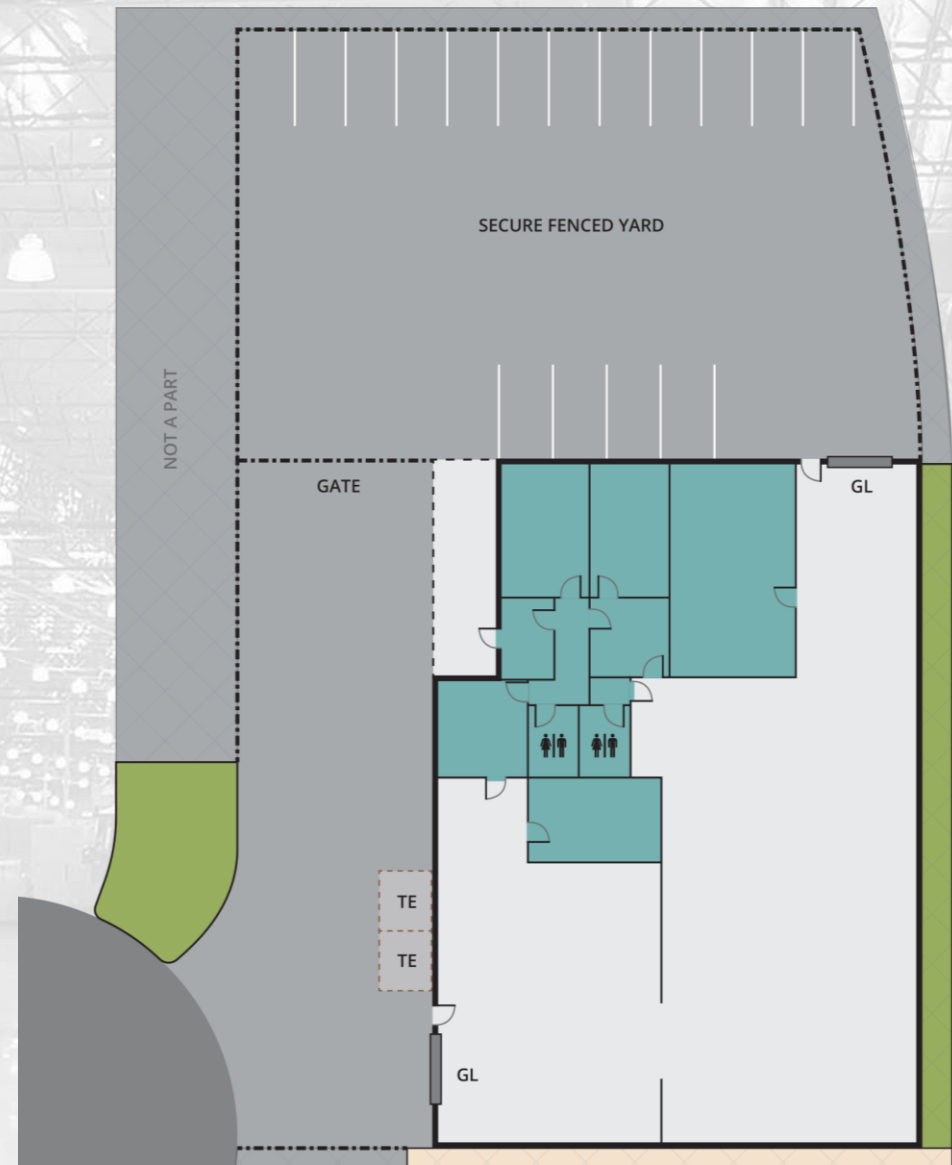
# Offering Plan & Specifications



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## PROPERTY SPECIFICATIONS

Address	1342 N. Knollwood Circle
City, State	Anaheim, California
APN	070-801-22
Building Area	±7,446 sf total
Office Area	±2,000 sf
Land Area	±0.40 acres
Bonus Mezz	Yes
Whse Clear	16' minimum clearance
GL Doors	2 ground level loading doors
Power Supply	400 Amps, 3-Phase, 120/208 Volt
Parking	2.1/1000 (16 stalls)
Yard	Fenced & secured yard
Zoning	I – Industrial
Type / Year	CTU / 1978
Freeway	Immediate 5 / 91 freeway access

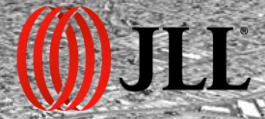


\* For illustration purposes only. All information to be independently verified.



\* All building, site and parking areas are approximate and to be verified.

# Access



Site

I-5 & R-91  
On/Off Ramp  
0.5 Miles



I-5 via La Palma Ave.  
On/Off Ramp  
1.2 Miles




La Palma Ave.  
Magnolia Ave.

 Center of Gravity (COG) access to SoCal's 23+ million residents

# Location



 Center of Gravity for SoCal's 23+ million residents

  
0.5 MI

  
0.5 MI

  
6.5 MI

**POLA / POLB**  
  
21.1 MI

**John Wayne**  
  
16.8 MI

**Long Beach**  
  
11.8 MI

**LAX**  
  
30.6 MI

**Ontario**  
  
34.5 MI

**Total SoCal**  
**23+M**  
Population

## Contacts

### ASSET ADVISORS

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CA Lic. # 01314652



17877 Von Karman Avenue, Suite 500 | Irvine, CA 92614

[www.us.jll.com](http://www.us.jll.com)

**DISCLAIMER**

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