



1040

N. OLIVE STREET, UNIT A
ANAHEIM, CALIFORNIA

4% PROCURING BROKER FEE FOR LEASE

FOR LEASE

**± 18,507 SF
INDUSTRIAL BUILDING**

Voit
REAL ESTATE SERVICES



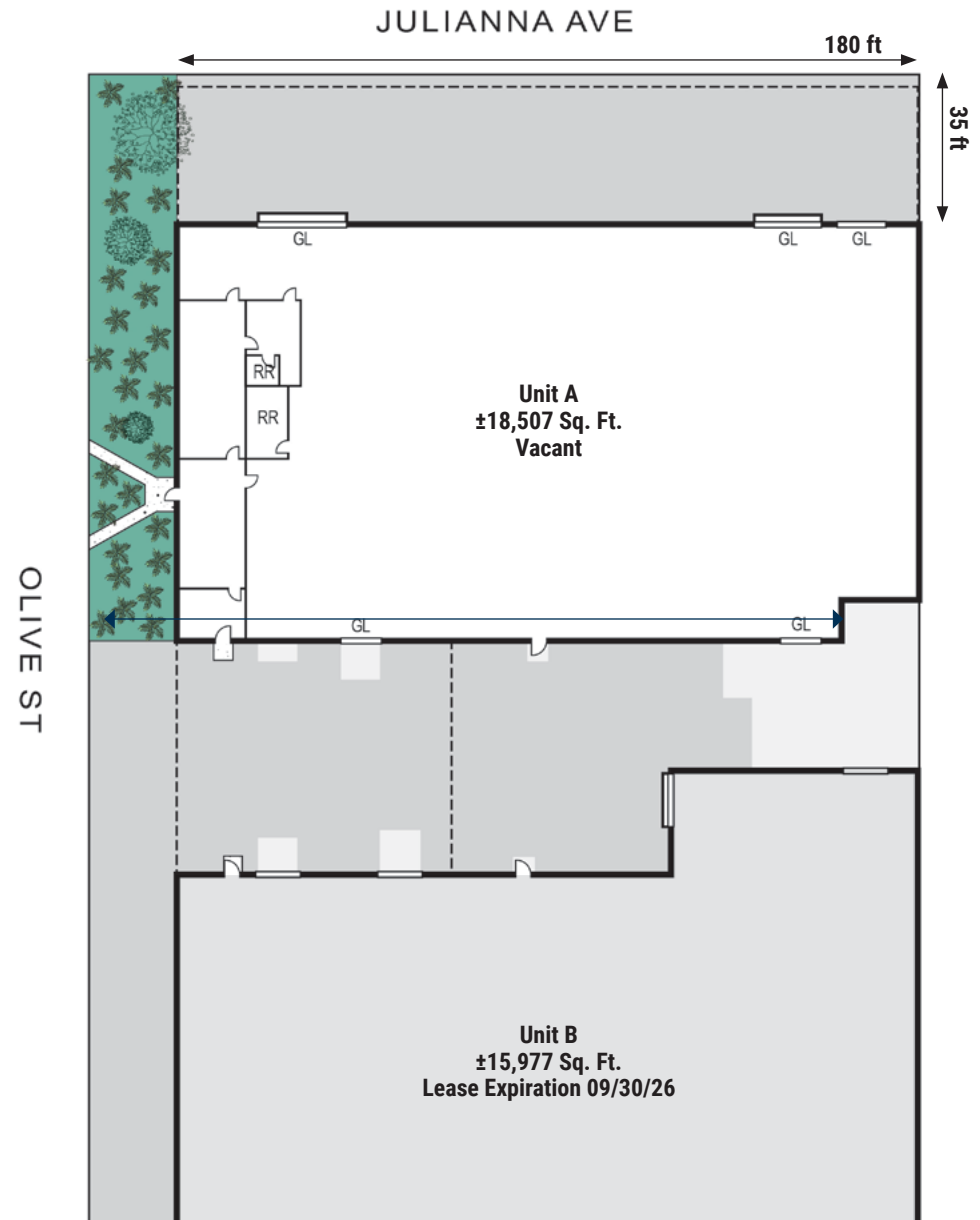
**HEFNER
VERNICK
TEAM**

FOR LEASE

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BUILDING FEATURES

- Asking Rate: \$0.89 NNN, \$0.28 Nets
- ±18,507 Sq. Ft. Industrial Building
- ±1,500 Sq. Ft. of Office Space
- ±12' - 13' Clear Height
- Five (5) 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 ±15,977 Sq. Ft. Building)**



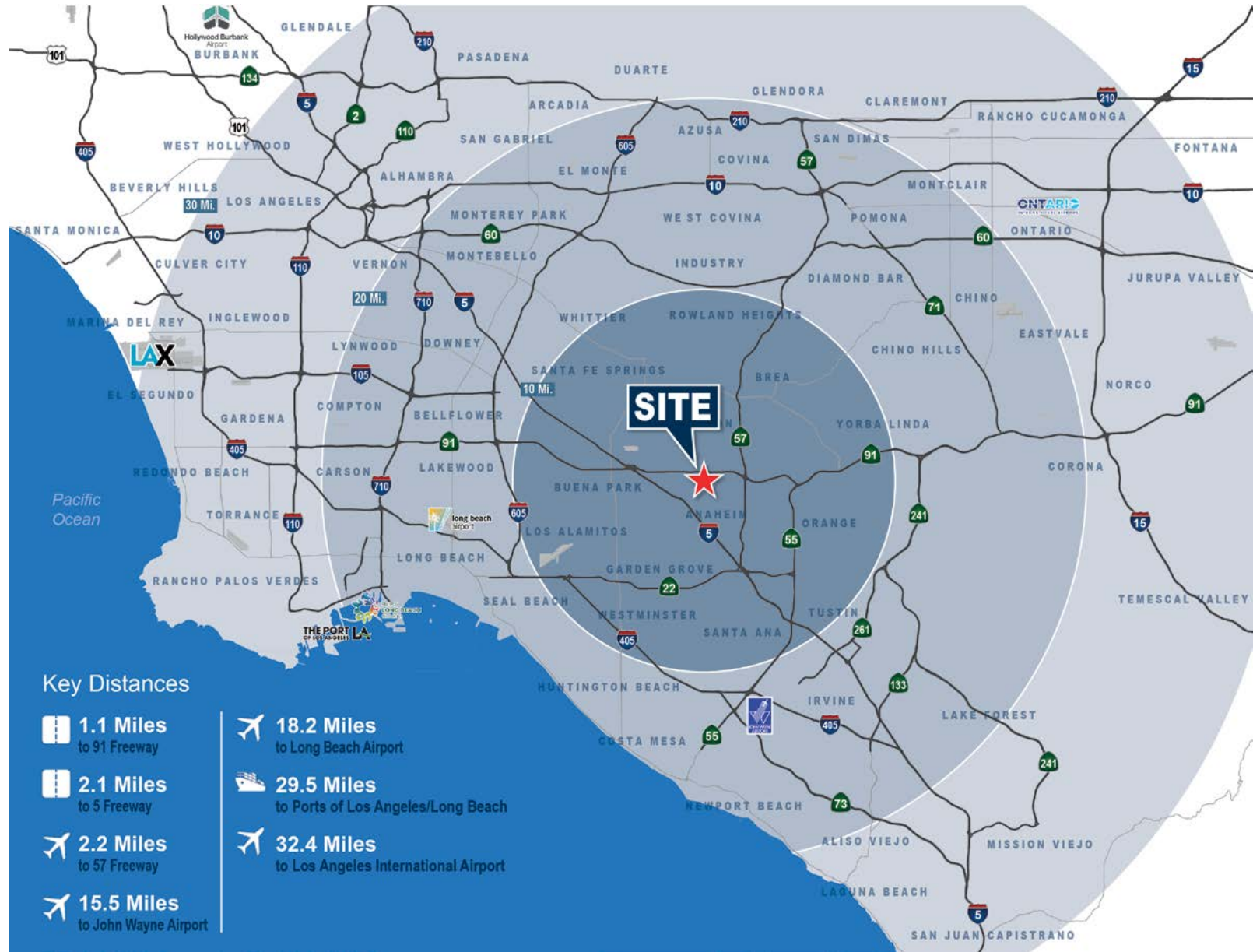
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