

FOR SUBLEASE

±10,538 SQ. FT.
Freestanding Building

1181 N. BLUE GUM ST. | ANAHEIM | CA



PROPERTY FEATURES

- ±10,538 SF Freestanding Industrial Building
- ±1,512 SF of Office Space
- Three (3) Restrooms
- 16' Minimum Clearance
- Two (2) Ground Level Doors (17'x13' & 12'x13')
- Secured Fenced Yard
- 2.5:1,000 Parking Ratio
- 400 Amps 120/208V Power (Verify)
- Gas Meter on Site, City of Anaheim Electrical
- Fire Sprinklers
- Immediate Access to 91 & 57 Freeways
- **Sublease Through July 31, 2028 (Longer Term Possible)**



BRENDEN HEFNER

Senior Associate

(714) 935-2326

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License #02114046

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

2400 E. Katella Ave., Suite 750
Anaheim, CA 92806
www.VoitCo.com

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FLOOR PLAN



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