

±17,855 SF FOR SALE OWNER / USER OPPORTUNITY IN ANAHEIM



TURNER CROSSING ANAHEIM

1331 Blue Gum Street, Anaheim, CA 92806

FEATURES

- An approximate 17,855 sq. ft. industrial building
- ± 1,379 sq. ft. of office space
- Fully Refurbished, Seismically Retrofitted, New HVAC and New Roof
- 1 Ground Level Loading Door
- 17' minimum warehouse ceiling (verify)
- 400 Amps 120-208 Volt Power; 3 Phase (verify)
- Orange (57) Freeway Signage and Exposure
- New Monument Signage along Blue Gum Street
- Large Exclusive Fenced Yard Area
- Fire Sprinklered
- Low and Reliable Power Electrical Rate
- Immediate Access to Costa Mesa (55), Riverside (91) and Orange (57) Freeways
- Highly Desirable North Orange County location with ideal proximity to infrastructure, ports, airports and a strong labor pool

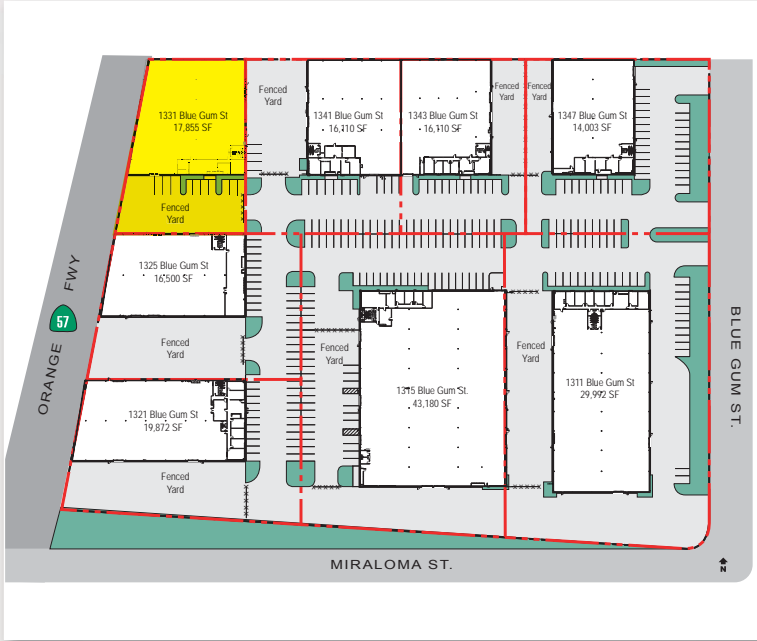
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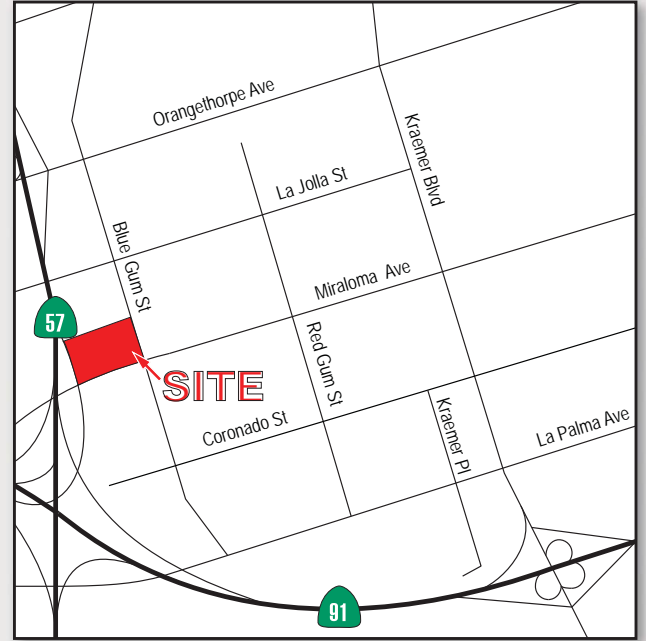
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SITE PLAN



MAP



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