

FOR SALE

OWNER/USER OR SALE LEASEBACK

±9,352 SF

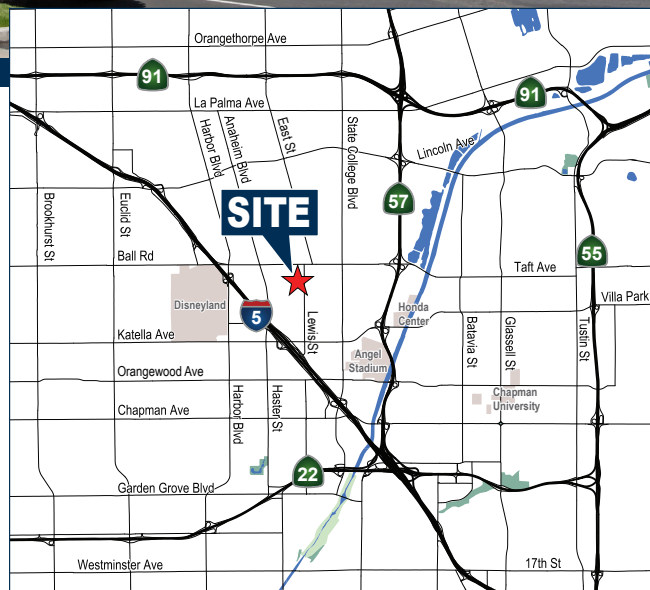
FREESTANDING OFFICE BUILDING

1255 S. LEWIS STREET | ANAHEIM, CALIFORNIA



PROPERTY FEATURES

- ± 9,352 SF Freestanding Office Building
- Above Standard Improvements Throughout, Renovated 2009
- Building Top Signage
- Seller to Vacate OR Leaseback
- Free Surface Parking
- 92% Office Buildout and Small Warehouse
- 1 GL Truck Door
- 400 Amps Power
- Fire Sprinklers
- Zoned "Light Industrial" (verify)
- Irreplaceable Location in Platinum Triangle wit Excellent Access to the **5** and **67** Freeways



EXCLUSIVELY OFFERED BY:

Voit

REAL ESTATE SER

2020 Main Street, Suite 100 | Irvine, CA 92614
License #01991785 www.voitco.com



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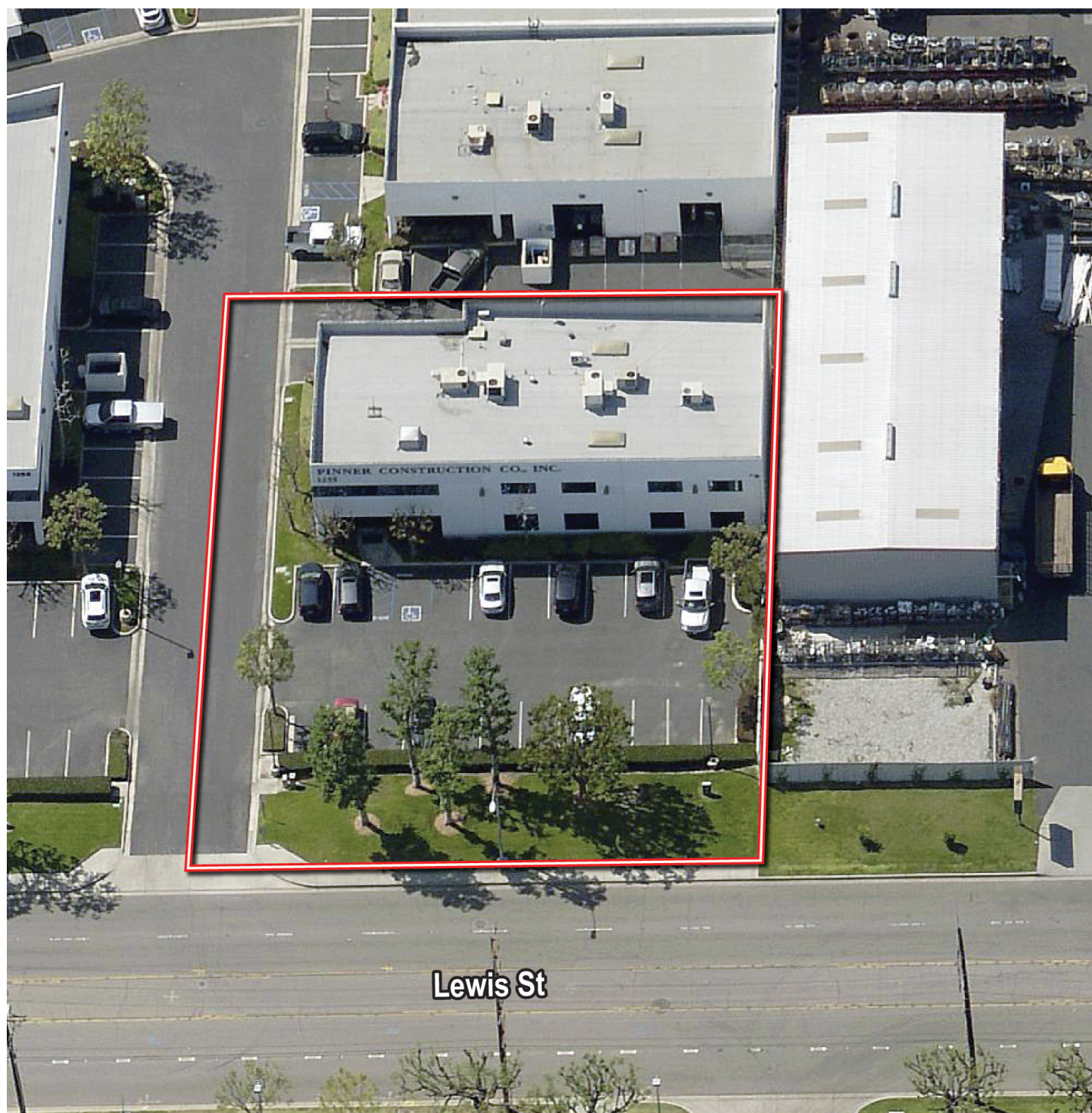


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AERIAL



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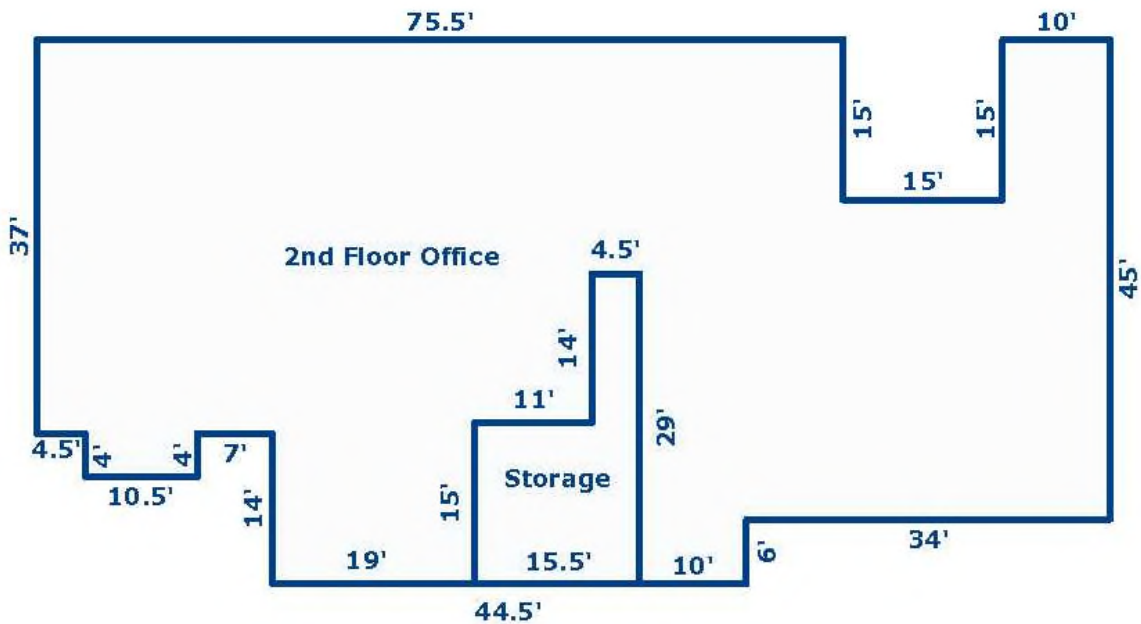
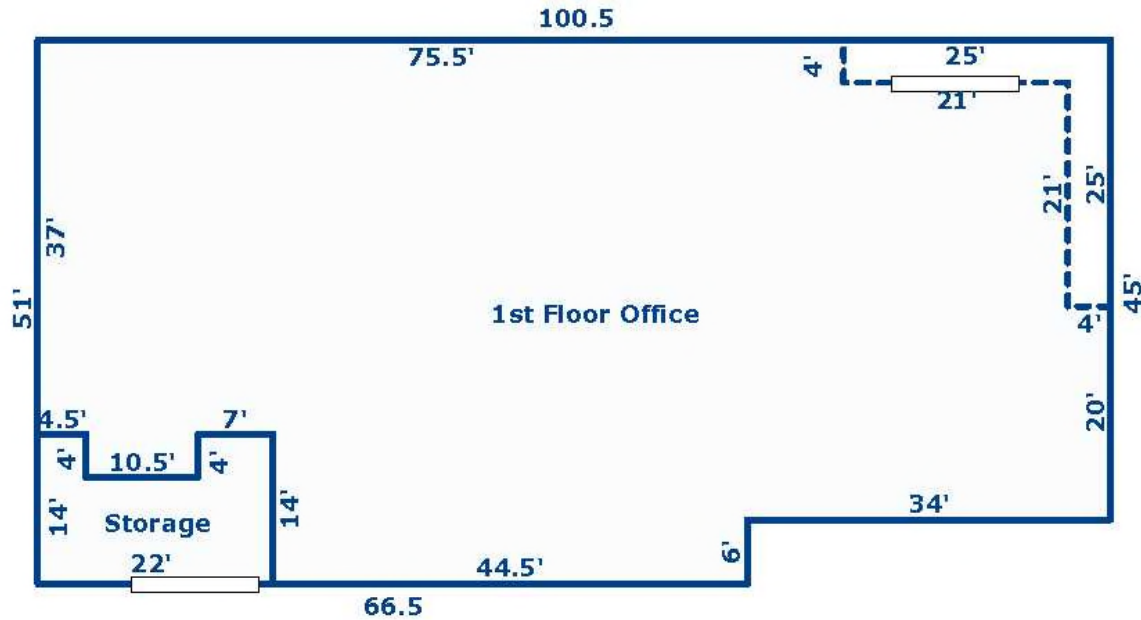
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FLOOR PLAN



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SITE PLAN



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