



LARGE FENCED YARD - 1.45 ACRES

1340

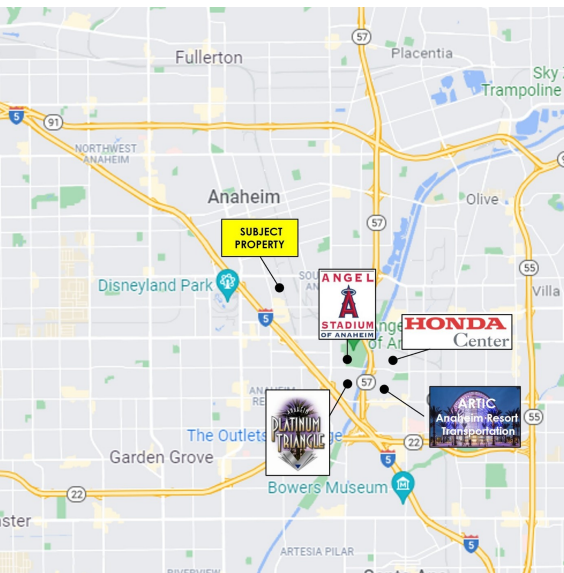
S. CLAUDINA STREET
ANAHEIM | CA

25,334 SF FOR SALE

FREESTANDING INDUSTRIAL BUILDING

PROPERTY HIGHLIGHTS

- 2,000 SF of Office (verify)
- Two (2) Dock High Doors
- Ground Level Door Ramp
- Office & Warehouse Restrooms
- 17' Clearance Height
- 400 Amps of Power (verify)
- Will Call Area
- Call for Tour
- Gated & Secured Yard
- 2.1:1 Parking Ratio
- 1.45 Acre Lot
- Zoned M (Manufacturing)
- Convenient Freeway Access (5/57/22/91)
- Zero Lot Lines
- Do Not Disturb Tenant



FOR MORE INFORMATION PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

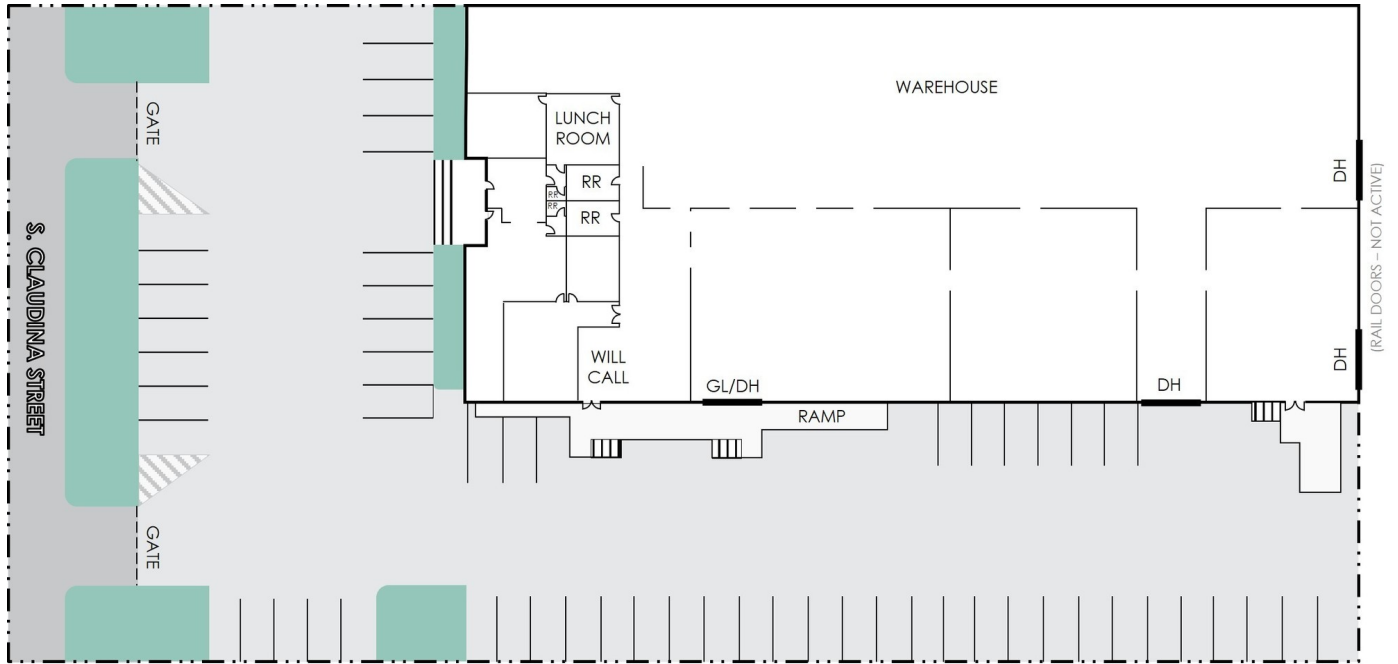
DAUM
COMMERCIAL REAL ESTATE SERVICES

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25,334 SF



*Not to Scale



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