

NOT YET ON MARKET



LARGE FENCED YARD - ASKING \$275 PSF

# 1340

S. CLAUDINA STREET  
ANAHEIM | CA



# 25,334 SF FOR SALE

FREESTANDING INDUSTRIAL BUILDING

### PROPERTY HIGHLIGHTS

- 2,000 SF of Office (verify)
- Three (3) Dock High Doors
- Ground Level Door Ramp
- Office & Warehouse Restrooms
- 15' 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:

**CHRIS MIGLIORI, SIOR**  
EXECUTIVE VICE PRESIDENT | PRINCIPAL  
P: 714.941.5320  
Chris.Migliori@daumcommercial.com  
CADRE #00972843

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.

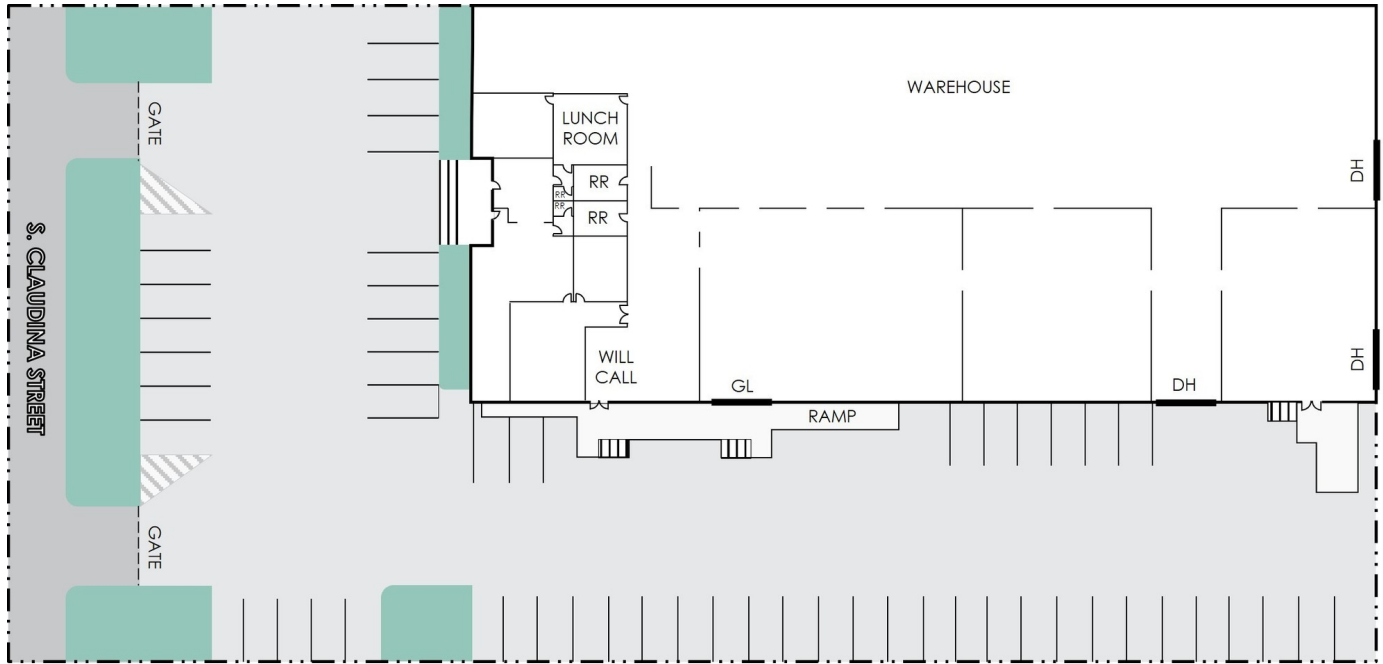


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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES