

# FOR LEASE

# 1380 N. MCCAN STREET

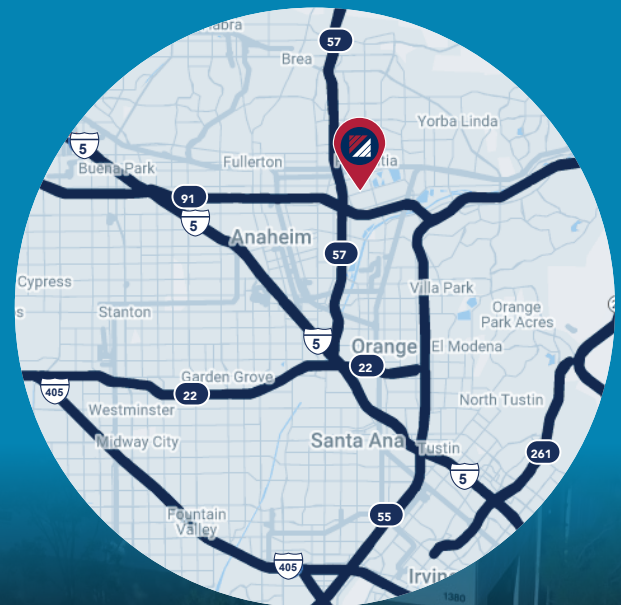
ANAHEIM | CA | 92806



## DOCK HIGH LOADING | LARGE FENCED YARD

### PROPERTY HIGHLIGHTS:

- ±11,440 SF Freestanding Industrial Building
- ±1,700 SF of Office (Fully Refurbished - in process)
- Two (2) Ground Level Doors
- One (1) Dock High Door
- 17' Minimum Warehouse Clearance
- 800 Amps 120/208V (verify)
- New Roof
- New LED Lighting Throughout
- New Entry Glass & Doors
- Large Fenced Yard
- Fire Sprinklered
- Functional Layout
- 21,812 SF Lot
- New LED Warehouse Lighting
- CTU Construction
- Built in 1978
- Cul-De-Sac Location
- Excellent Freeway Access (91, 57, 55)



### FOR MORE INFORMATION, CONTACT:

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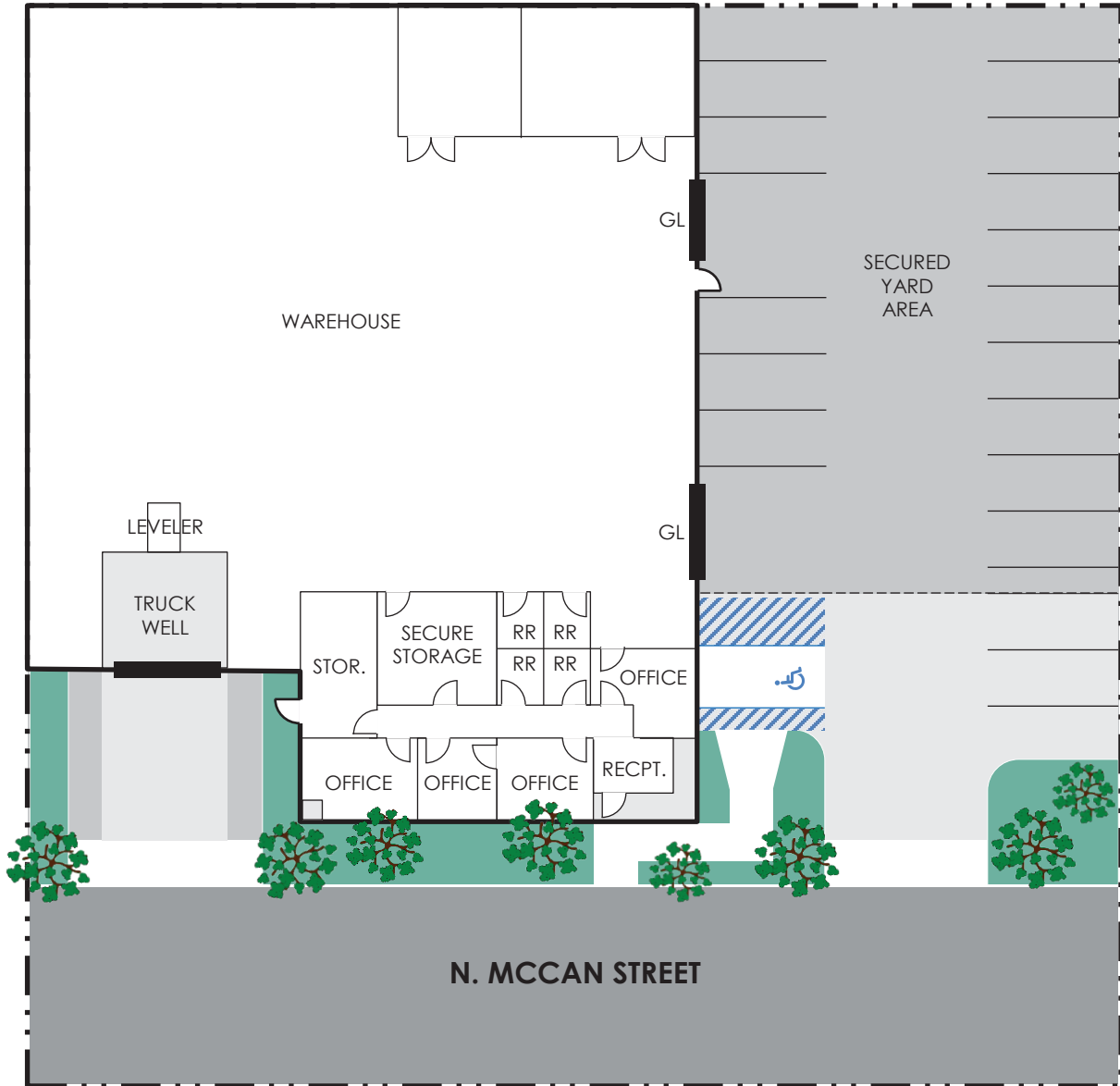
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## SITE PLAN



\*NOT TO SCALE

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