

FOR LEASE /// 75,700 SF ON ±5.25 ACRES

# 1210 N. TUSTIN AVENUE

RARE EXCESS LAND

ANAHEIM | CA | NORTH ORANGE COUNTY



## PROPERTY HIGHLIGHTS:

- ±75,700 SF Freestanding Industrial Building on 5.25 Acres (.33 FAR)
- 10,000 SF of Two-Story Upgraded Office Space
- Large Secured Yard Area
- 5-Ton Crane way in 45' clear area
- Two (2) 1-Ton Cranes
- Seven (7) Ground Loading Doors
- 24-45' Warehouse Clearance
- 1,600 Amps 277/480V (verify)
- Fire Sprinklers
- Points of Entry off 2 Major Streets
- Drive Around Access
- Prime East Anaheim Location
- Close Proximity to 91/57/55/5 Freeways
- Anaheim Canyon Commuter Rail within walking distance
- Rail Possible
- Asking \$1.25 Gross PSF

## FOR MORE INFORMATION, CONTACT:

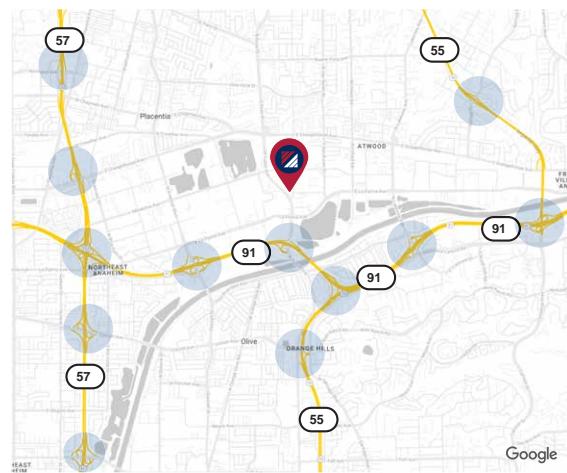
**CHRIS MIGLIORI**

EXEC. VICE PRESIDENT

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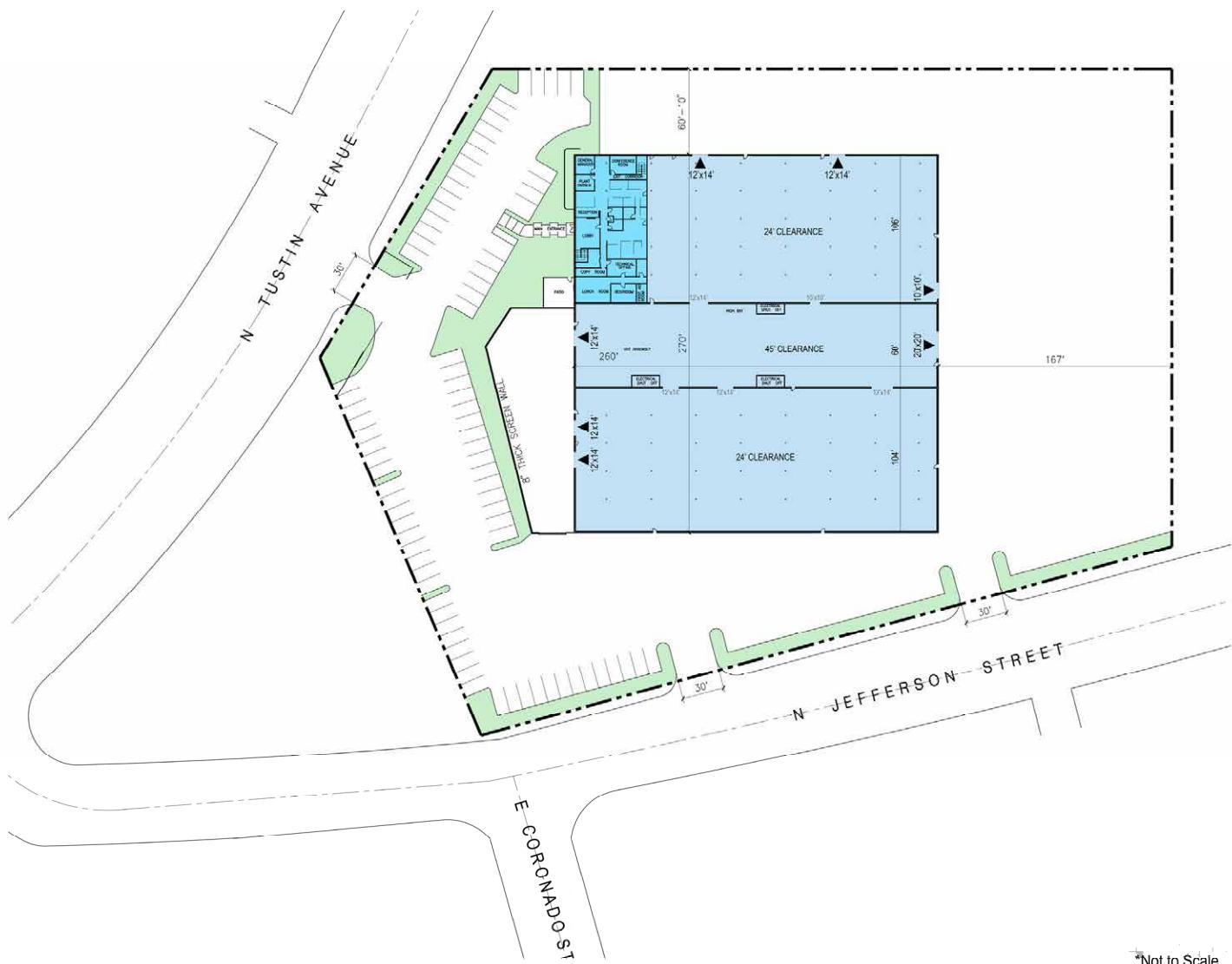
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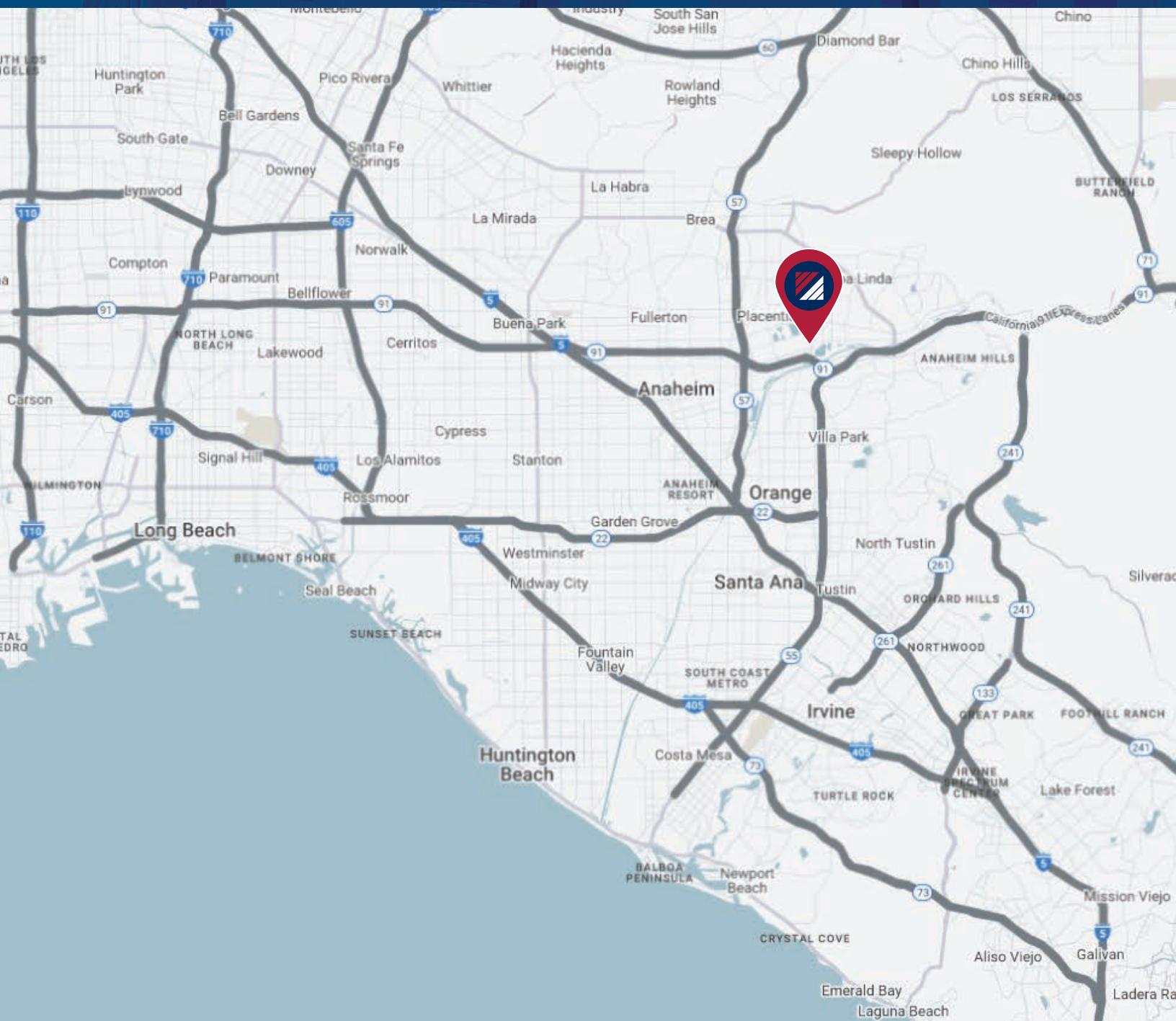
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