

# FOR LEASE

## FREESTANDING INDUSTRIAL BUILDING: 53,850 SF

1367 S. Van Buren Street, Anaheim, CA

# ORANGE COUNTY COMMERCE CENTER



[www.orangecountycommercecenter.com](http://www.orangecountycommercecenter.com)

**Exclusively Marketed by:**

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**Owned & Developed by:**



**In Partnership with:**



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1367 S. Van Buren Street, Anaheim, CA  
BUILDING THREE

## PROPERTY FEATURES

- ±53,850 Square Foot Freestanding Building
- ±8,156 Square Feet of Two-Story Executive Office
- 102,593 Net Square Feet of Land (2.355 Net Acres)
- Six (6) 9'x10' Dock High Doors
- One (1) 12'x14' Grade Level Door
- 800 Amp Main Switchgear (expandable) with 2,000 Amp UGPS
- 30' Minimum Warehouse Clearance Height (6" from inside column)
- ESFR Sprinkler System
- 130'-9" Fully Secured/Gated Truck Court/Yard
- 100% Concrete Truck Court and Auto Park Areas
- Painted Interior Walls
- White Scrim Foil
- Painted Columns
- Z-Guards on All Dock High Doors
- 3.0% Skylights
- 87 Auto Parking Stalls
- Direct Access to Five (5) Major Freeways (I-5, 91, 57, 55 & 241 Toll Road)
- Close Proximity to Anaheim Canyon Metrolink System

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COMMERCIAL REAL ESTATE SERVICES

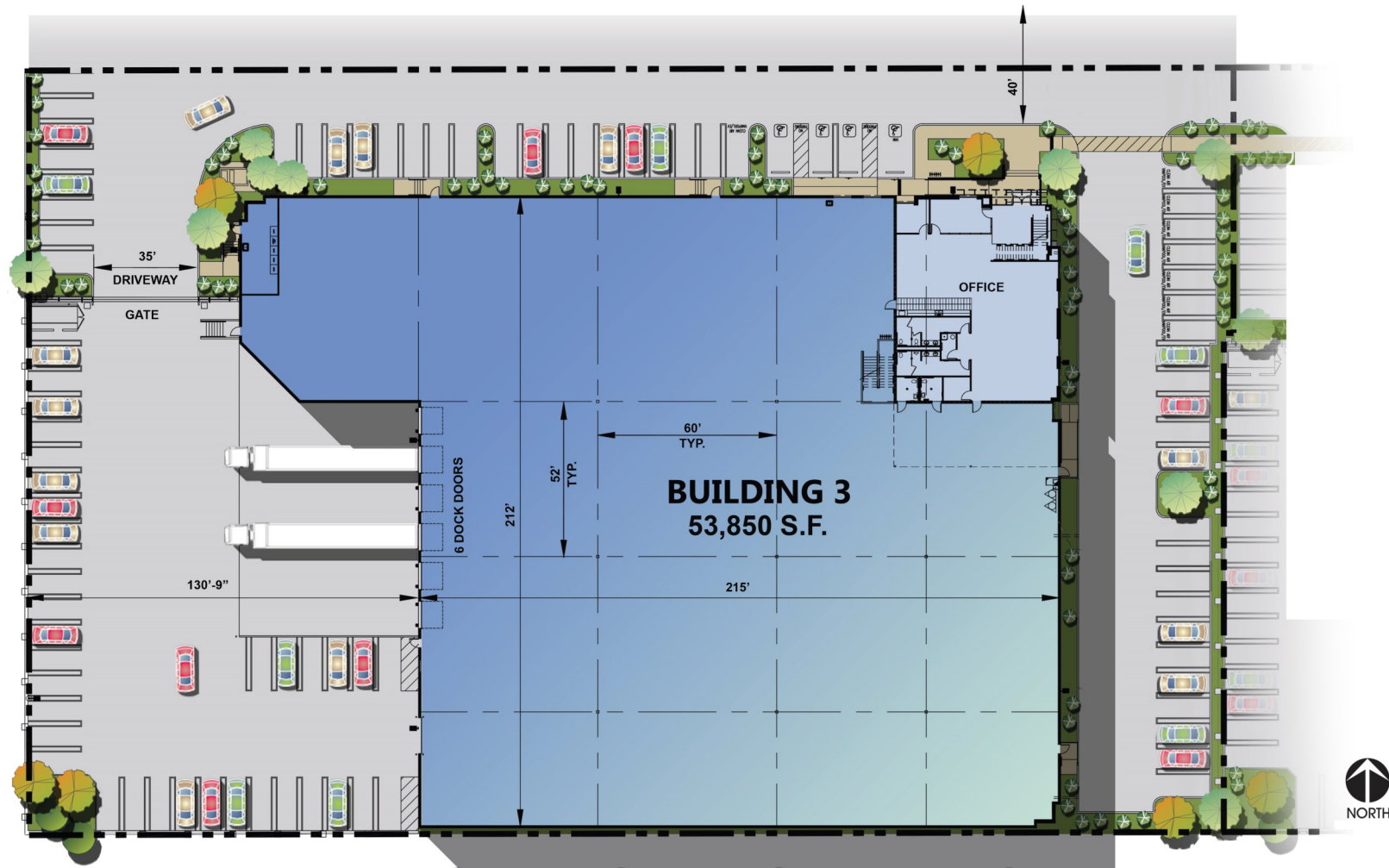


Owned & Developed by:

 PANATTONI®

In Partnership with:

 Principal®



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