

FOR LEASE

FREESTANDING INDUSTRIAL BUILDING: 53,850 SF

1367 S. Van Buren Street, Anaheim, CA | Building 3

ORANGE COUNTY COMMERCE CENTER



Exclusively Marketed by:

Chris Migliori, SIOR

714.385.1801

chris.migliori@daumcommercial.com

CA #00972843

Paul Gingrich

714.941.5333

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CA #01299770

Owned & Developed by:



In Partnership with:



www.orangecountycommercecenter.com

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PROPERTY FEATURES

- ±53,850 Square Foot Freestanding Building
- ±8,156 Square Feet of Two-Story Executive Office
- 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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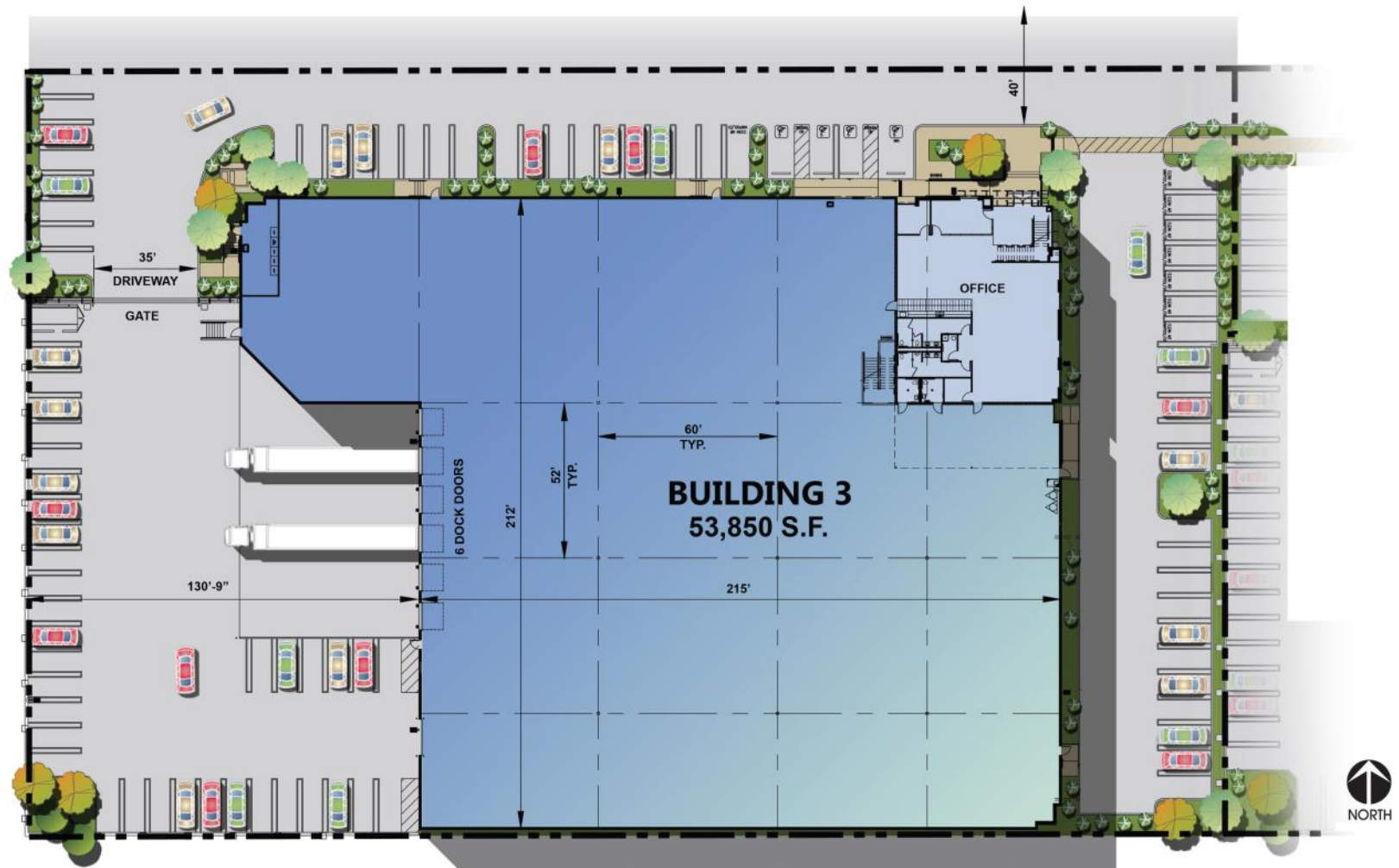
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SUBJECT PROPERTY

Anaheim Lake

MANHEIM

E. Miraloma Ave.

SAFRAN

Sunny Delight Beverages Co

JCF

S. Van Buren St.

PACSUN

Eastside Christian Church

KUEHNE+NAGEL

N. Tustin Ave.

Weartech A Lincoln Electric Company

JIAHERB essentials of nature

Weartech A Lincoln Electric Company

JCF

Disney

ZyXEL

E. La Palma Ave.

KAISER PERMANENTE

PHILLIPS

Targus

Peacock foods

LITHOCRAFT

MaxLite A NEW WAVE OF LIGHT

HESTAN

B/E AFROSPACE

Display

Fabrication

Group

California State University Fullerton

Yorba Linda Blvd.

Buena Vista Ave.

N. Van Buren St.

Richland St.

N. Lincoln Ave.

W. Orangehorpe Ave.

N. Tustin Ave.

E. La Palma Ave.

East Riverdale Ave.

Lincoln Ave.

57

90

91

55

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