

# FOR LEASE

## FREESTANDING INDUSTRIAL BUILDING: 60,809 SF

1365 S. Van Buren Street, Anaheim, CA | Building 4

# ORANGE COUNTY COMMERCE CENTER



### Exclusively Marketed by:

**Chris Migliori, SIOR**

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CA #01299770

### Owned & Developed by:



### In Partnership with:



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

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# ORANGE COUNTY COMMERCE CENTER

1365 S. Van Buren Street, Anaheim, CA  
BUILDING FOUR

## PROPERTY FEATURES

- ±60,809 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
- 132' Fully Secured/Gated Truck Court/Yard
- 100% Concrete Truck Court and Auto Parking Areas
- Painted Interior Walls
- White Scrim Foil
- Painted Columns
- Z-Guards on All Dock High Doors
- 3.0% Skylights
- 83 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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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

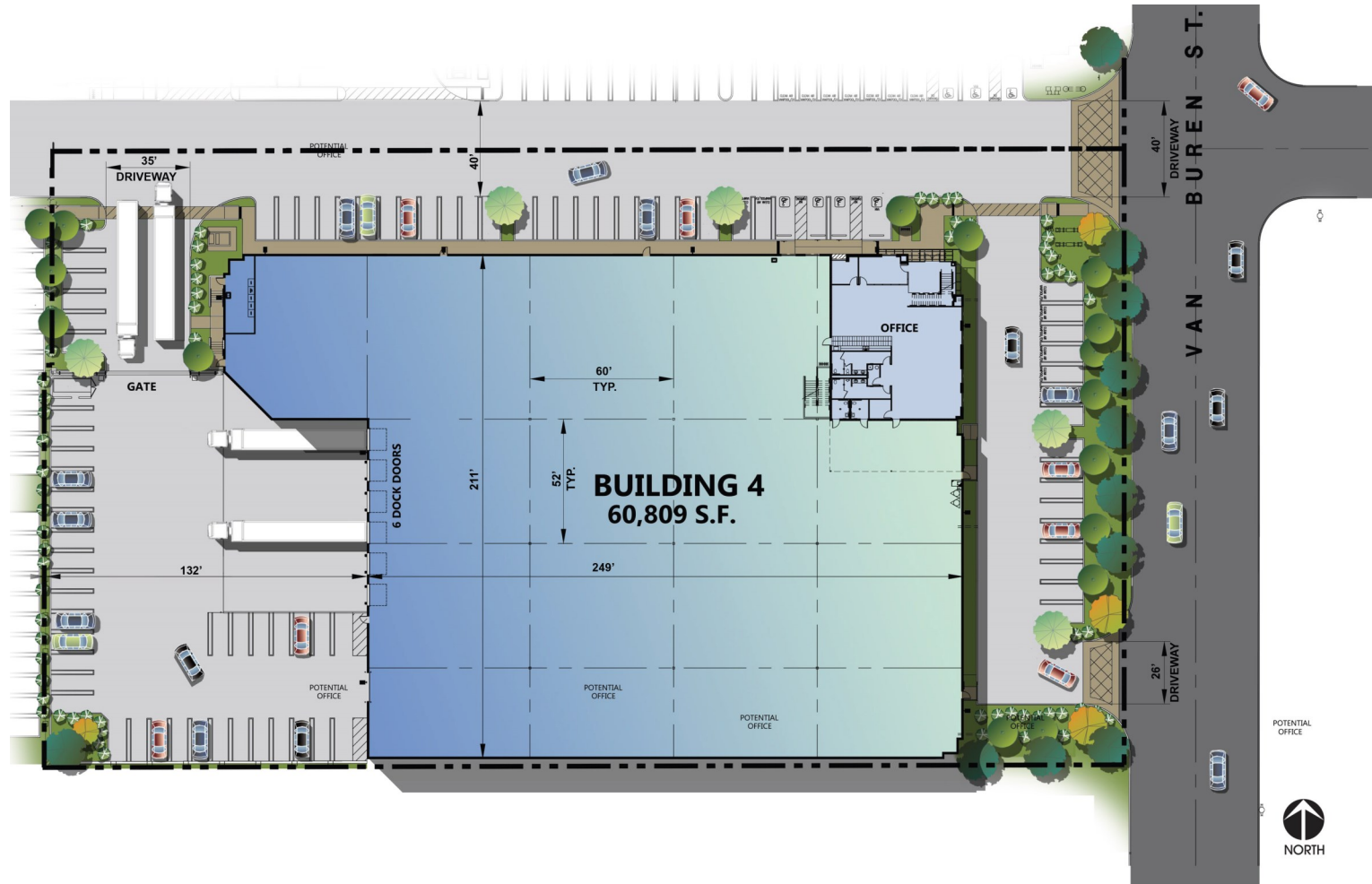


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# ORANGE COUNTY COMMERCE CENTER



**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. Tusin Ave.

Weartech A Lincoln Electric Company

JIAHERB essentials of nature

Weartech A Lincoln Electric Company

JCF

3UNZL

- Display
- Fabrication
- Group

Targus

PHILLIPS GET FOOD & SUPPLIES

Disney

ZyXEL

Peacock foods

LITHOCRAFT

MaxLite A NEW WAVE OF LIGHT

HESTAN

E. La Palma Ave.

KAISER PERMANENTE

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