



1315

S CLAUDINA ST.
ANAHEIM | CA



FOR LEASE INDUSTRIAL PROPERTY



16,000 SF
SQUARE FEET



3,200
OFFICE SF



22 ft
CLEAR HEIGHT



2
DOCK HIGH DOORS

FOR MORE INFORMATION PLEASE CONTACT:

STEVE CRANE
FIRST VICE PRESIDENT

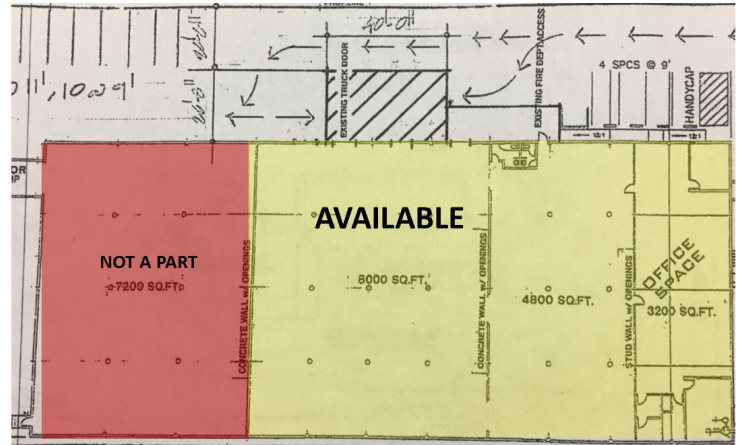
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1315 S CLAUDINA ST.
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FOR LEASE
INDUSTRIAL PROPERTY



PROPERTY HIGHLIGHTS

- 16,000 SF Available Space
- Part of a Larger Freestanding Industrial Building
- ±3,200 SF Office
- Large Open Office/Showroom
- Two (2) Private Offices
- Kitchen Area
- Office Restrooms
- Two (2) DH Doors
- One (1) Ground Level Loading Ramp
- 22'-0" Clear Height
- Fire Sprinklers
- Bonus Steel Mezzanine Storage Racks
- Power: 400 Amps, Expandable (Verify)

OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF:	16,000 SF
Lot Size:	46,503 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,032	64,728	188,319
Total Population	20,464	240,260	680,037
Average HH Income	\$56,436	\$64,754	\$68,364

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