



NEW SILICONE ROOF! | RE-SLURRY & RE-STRIPE PARKING LOT COMING SOON!

±13,064 SF FREESTANDING INDUSTRIAL BUILDING
FOR LEASE 1265 S. TALT AVE.
ANAHEIM | CA

CONTACT EXCLUSIVE LISTING AGENTS:



DENNIS HOLT
VICE PRESIDENT
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**FENCED
YARD**



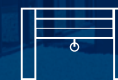
**17'
CLEAR HEIGHT**



**400 AMPS
277/480 V POWER**



**2,200 SF
OFFICE SPACE**



**THREE (3)
GL DOORS**

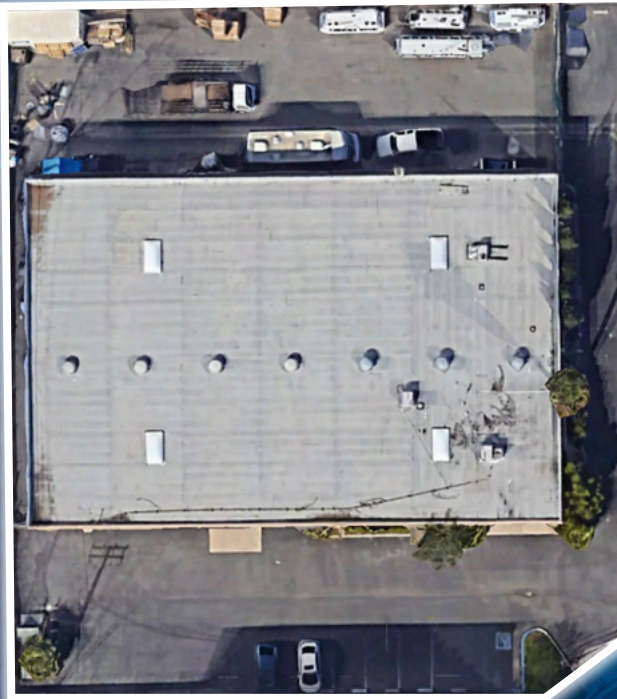
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ABOUT
THE
PROPERTY



S. TALT AVE.



PROPERTY HIGHLIGHTS

- ±13,064 SF Free Standing Industrial Building
- ±2,200 SF of Office
- Large Fenced Yard (Approx. 7,900 SF)
- 0.74 Acre Parcel
- Four (4) Restrooms
- Three (3) Ground Level Doors (14'x14', 10'x10', 10'x10')
- 400 Amps 277/480V (Verify)
- 17' Warehouse Clearance
- Approx 300 SF Bonus Mezzanine
- 30+ Surface Parking
- Platinum Triangle Location-Convenient Access to 57, 55, 5, 22, 91 Freeways
- Renovations Underway-Newly Painted Exterior
- Excellent Truck Access
- Cul De Sac Location

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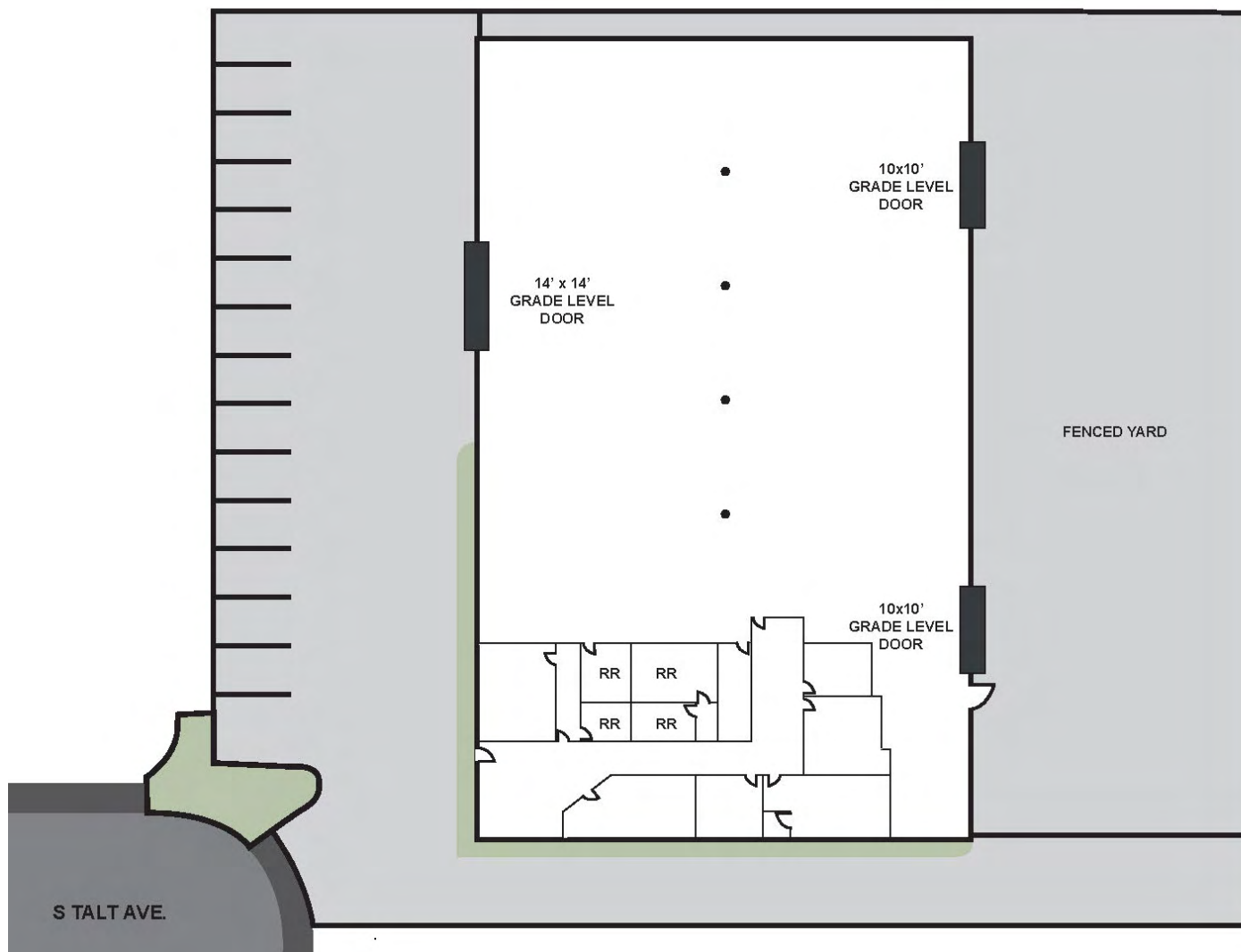


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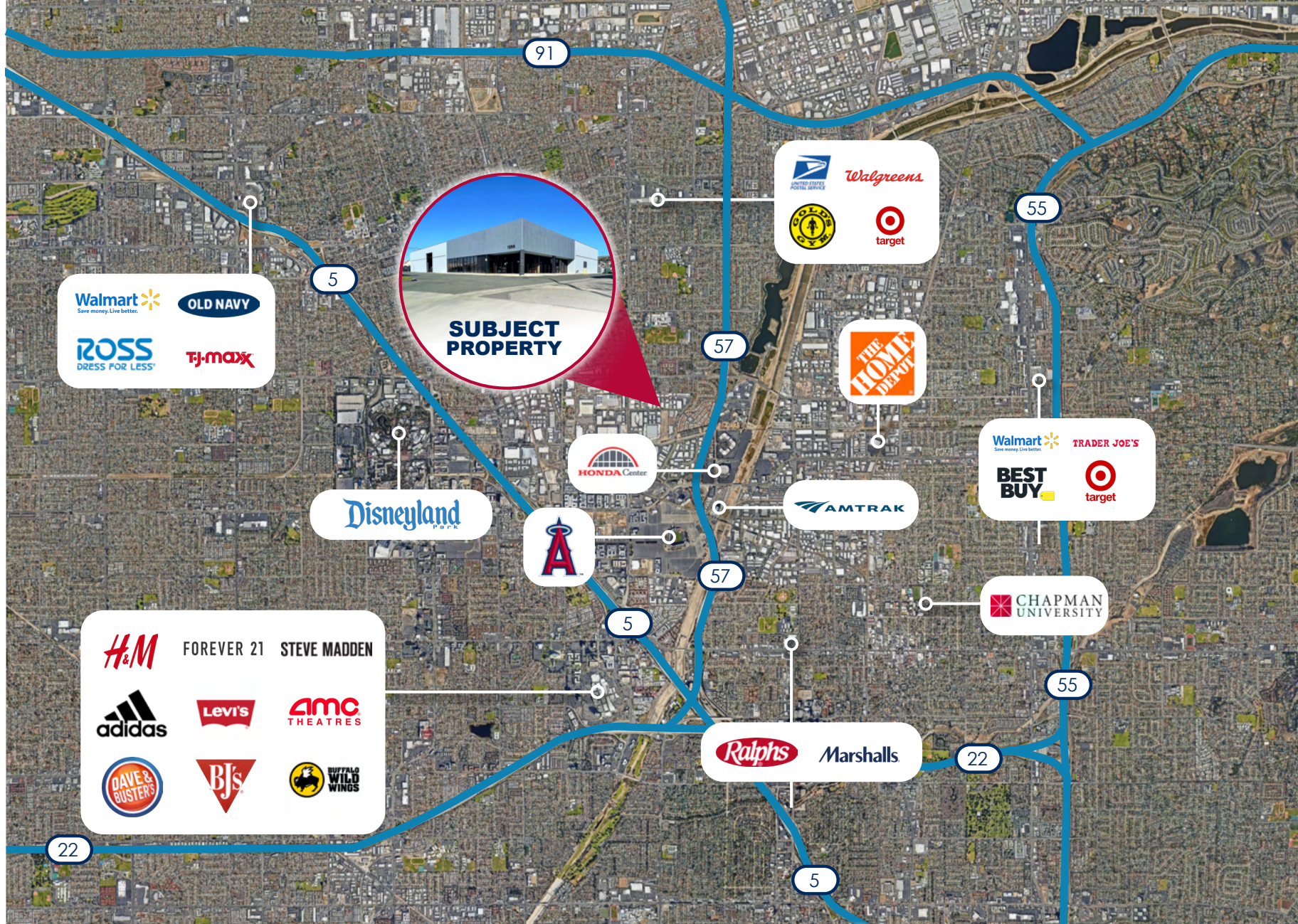
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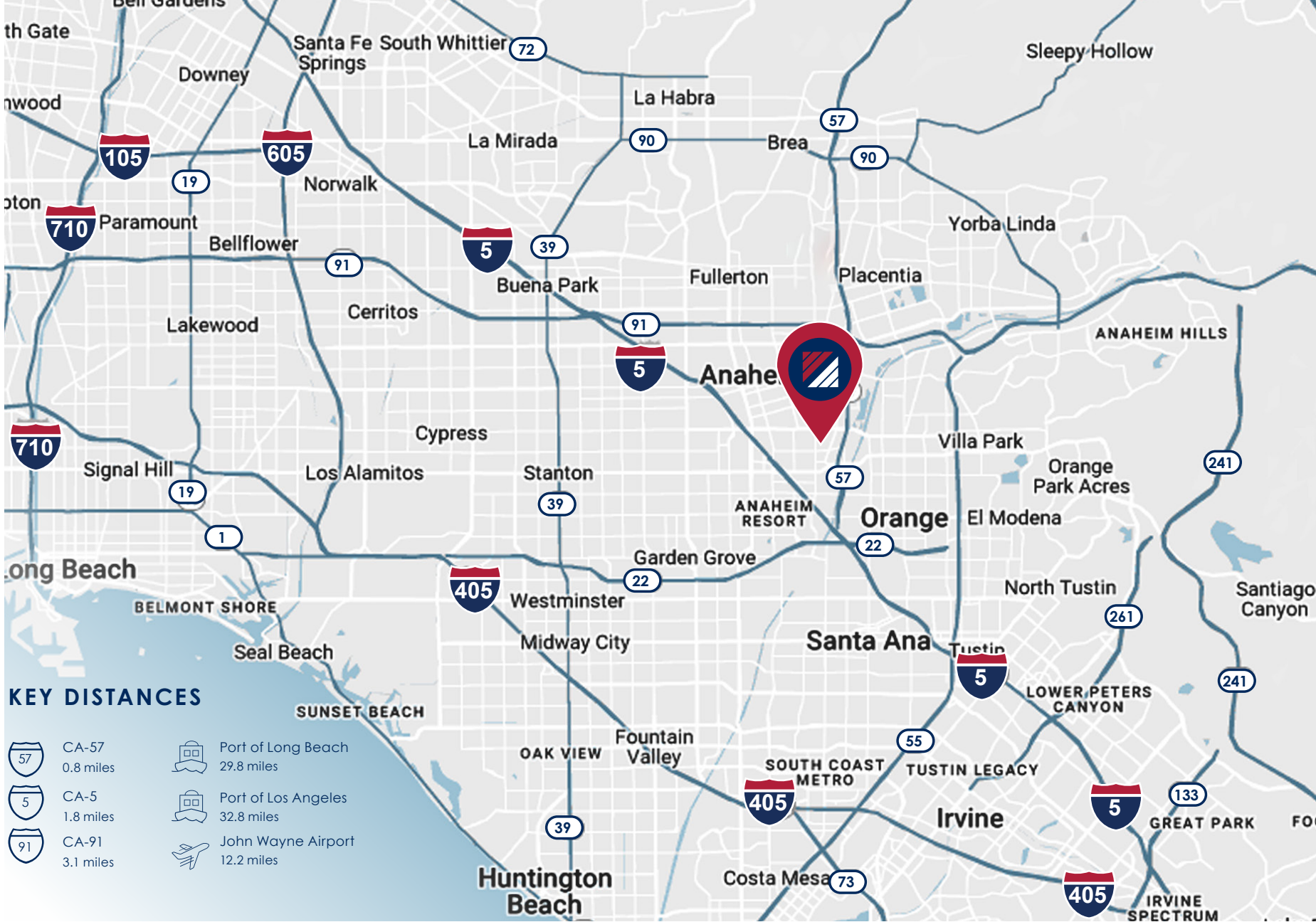


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