

OWNER/USER OPPORTUNITY



FOR SALE

±18,850 SF ON ±0.97 AC

1826-1842 S. LEWIS ST.

ANAHEIM | CA

FOR MORE INFORMATION, CONTACT:

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PROPERTY HIGHLIGHTS



±18,850 SF
total available



0.97 AC
lot size



Platinum Triangle
Location



I-5
proximity



11
ground level doors



Month-to-Month
Tenants

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

DAUM
COMMERCIAL REAL ESTATE SERVICES

OWN AND OPERATED BY:
cohengroup
COMMERCIAL REAL ESTATE

FOR SALE

±18,850 SF ON ±0.97 AC

1826-1842 S. LEWIS STREET
ANAHEIM | CA

ABOUT PROPERTY //

DAUM Commercial Real Estate is pleased to offer for sale an owner/user opportunity located at 1826 - 1842 S. Lewis Street in Anaheim, California. This multi-tenant business park consists of an approximate 18,850 square foot freestanding industrial building on approximately 0.97 acres. It is located in the highly sought after Platinum Triangle in the North Orange County Market with excellent access to the 5, 57, and 22 freeways. The complex consists of nine (9) smaller industrial units ranging from 1,450 square feet to 3,045 square feet. The property is currently 100% occupied but there are no leases in place and all tenants are month to month. The property is zoned Industrial and features eleven (11) ground level loading and drive around access. The building needs a new roof and asphalt.

PROPERTY HIGHLIGHTS //

- Owner/User Opportunity
- No Leases in Place- All Tenants Month-To-Month
- Platinum Triangle Location
- Drive Around Building



TOTAL BUILDING AREA	±18,850 SF
OFFICE AREA	12% (ESTIMATED)
LAND AREA	.97 ACRES
OCCUPANCY	100% (ALL TENANTS MONTH-TO-MONTH)
YEAR BUILT	1968
CONSTRUCTION TYPE	CONCRETE TILT-UP
NUMBER OF UNITS	9
UNIT SIZES	±1,450 SF – ±3,045 SF
LOADING	11 GROUND LEVEL DOORS
CLEARANCE	16'
PARKING	1.80:1,000 SF (34 FREE SURFACE SPACES)
ZONING	INDUSTRIAL
APN	083-751-17

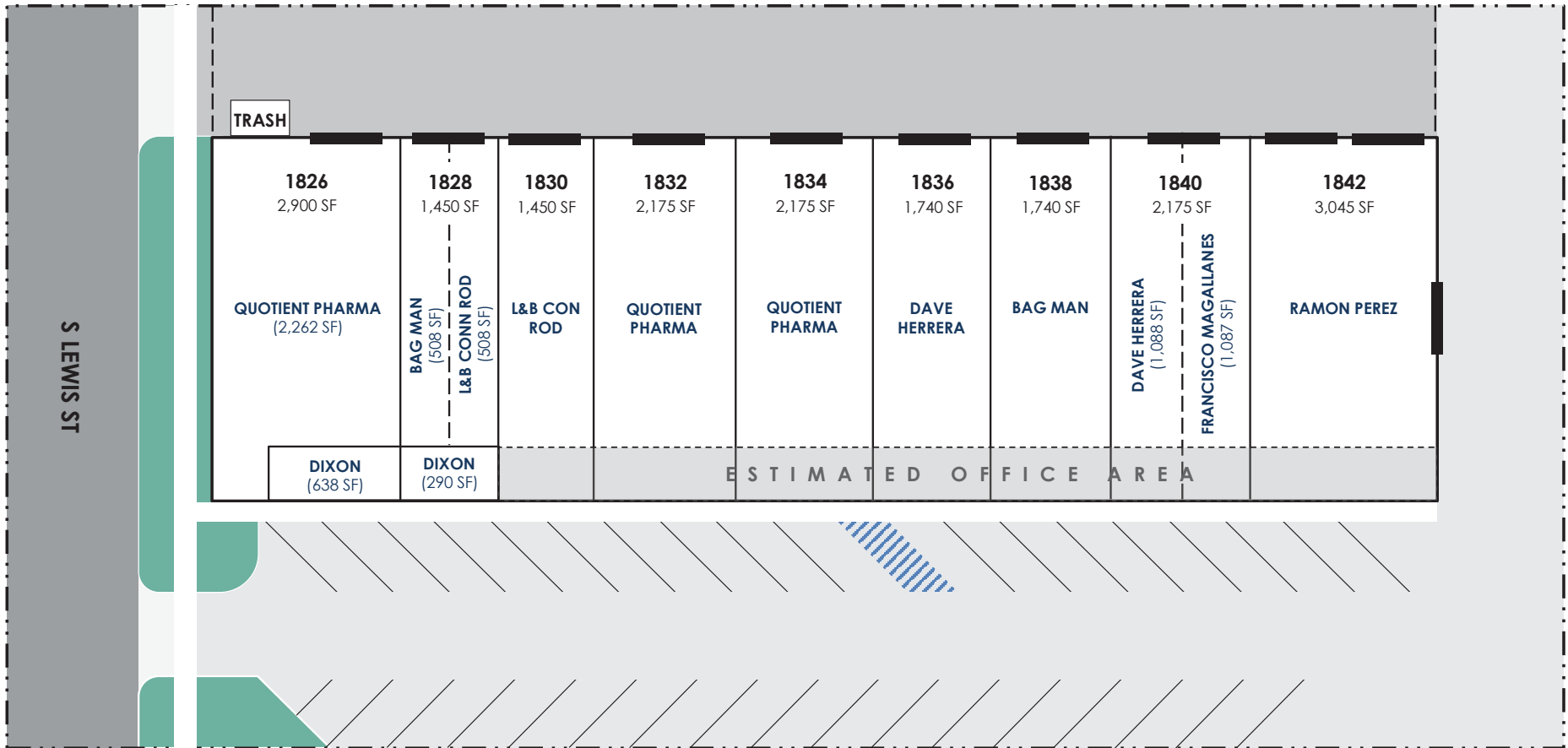
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SITE PLAN



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