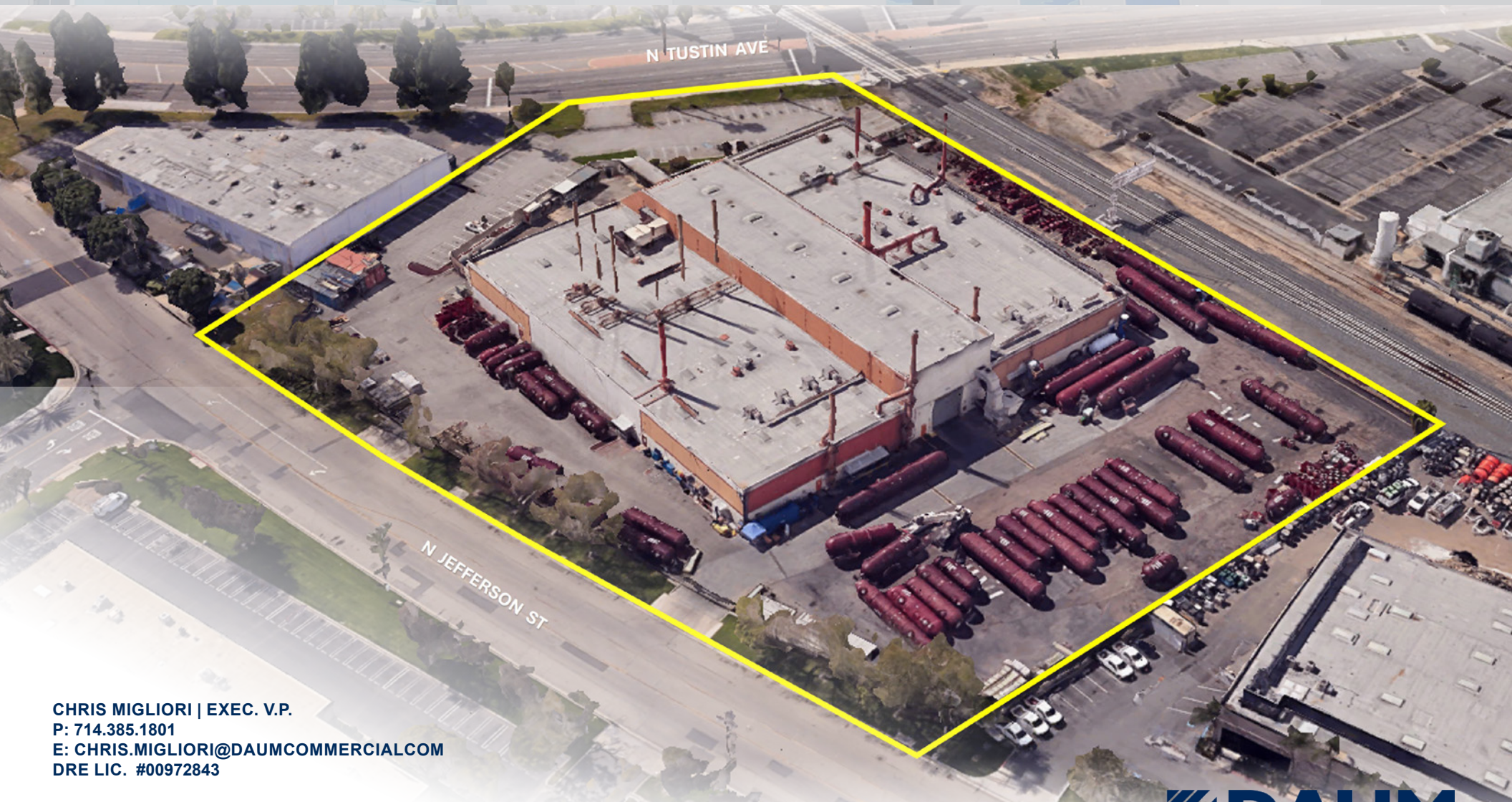


FOR LEASE /// ±5.25 ACRES

# 1210 N. TUSTIN AVENUE

RARE EXCESS LAND

ANAHEIM | CA | NORTH ORANGE COUNTY



**CHRIS MIGLIORI | EXEC. V.P.**  
**P: 714.385.1801**  
**E: CHRIS.MIGLIORI@DAUMCOMMERCIAL.COM**  
**DRE LIC. #00972843**

**DAUM COMMERCIAL REAL ESTATE SERVICES | 4400 MACARTHUR BLVD #950, | NEWPORT BEACH, CA 92660**

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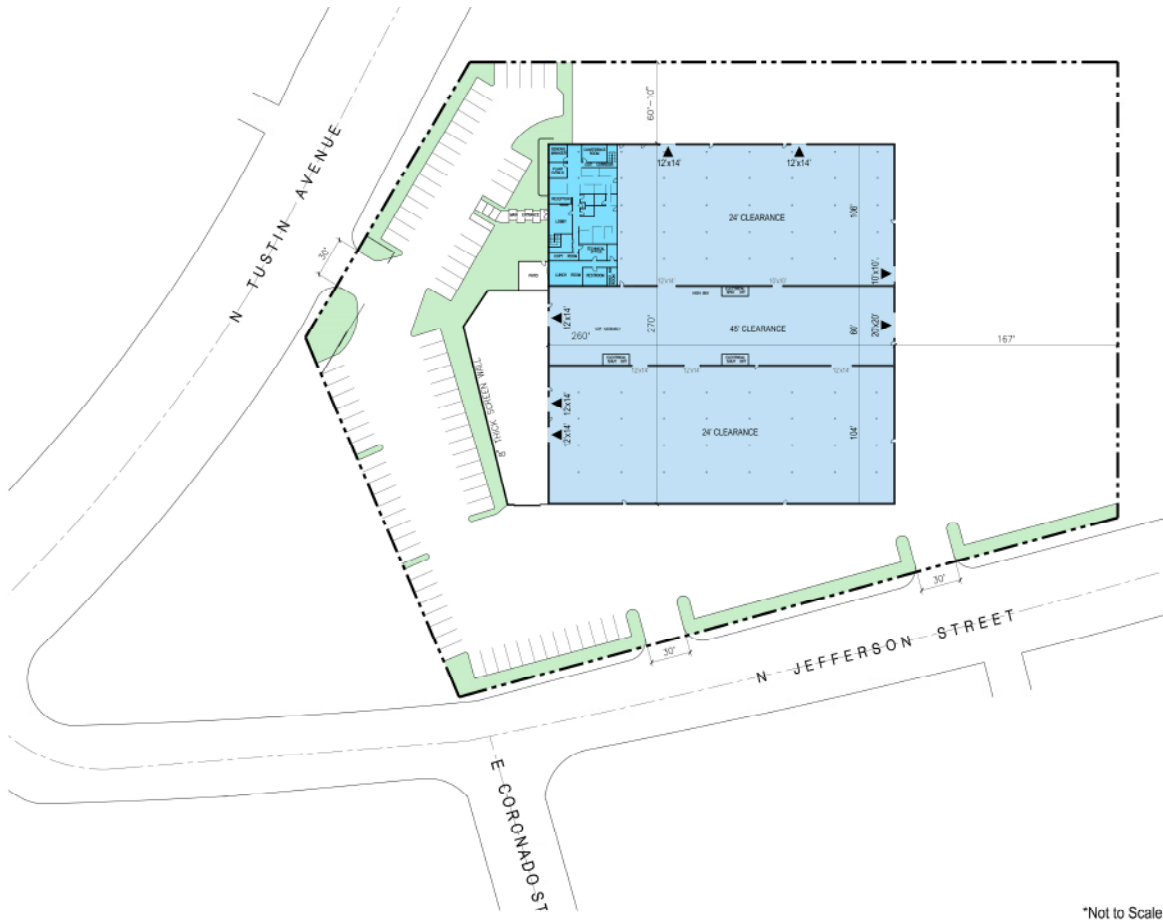


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## PROPERTY HIGHLIGHTS:

- ±75,700 SF Freestanding Industrial Building on 5.25 Acres (.33 FAR)
- 11,000 SF of Two-Story Upgraded Office Space
- Large Secured Yard Area
- Seven (7) Ground Loading Doors
- Eight (8) Dock High Doors (permit process)
- 26-45' Warehouse Clearance
- 1,600 Amps 277/480V (verify)
- Fire Sprinklers
- Points of Entry off 2 Major Streets
- Drive Around Access
- Prime East Anaheim Location
- Close Proximity to 91/57/55/5 Freeways
- Anaheim Canyon Commuter Rail within walking distance
- Rail Possible
- Asking \$1.00 NNN PSF, OPEX \$0.12 PSF

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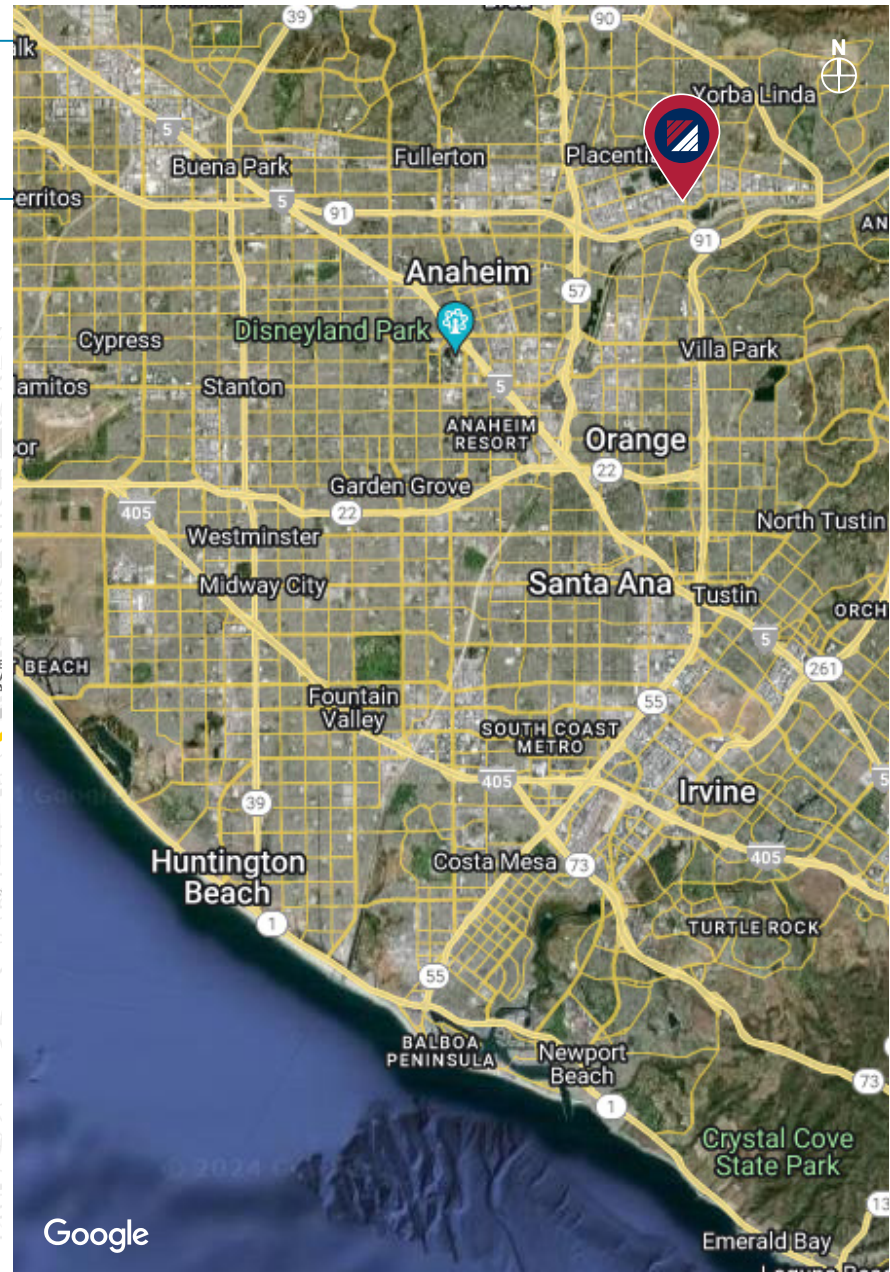
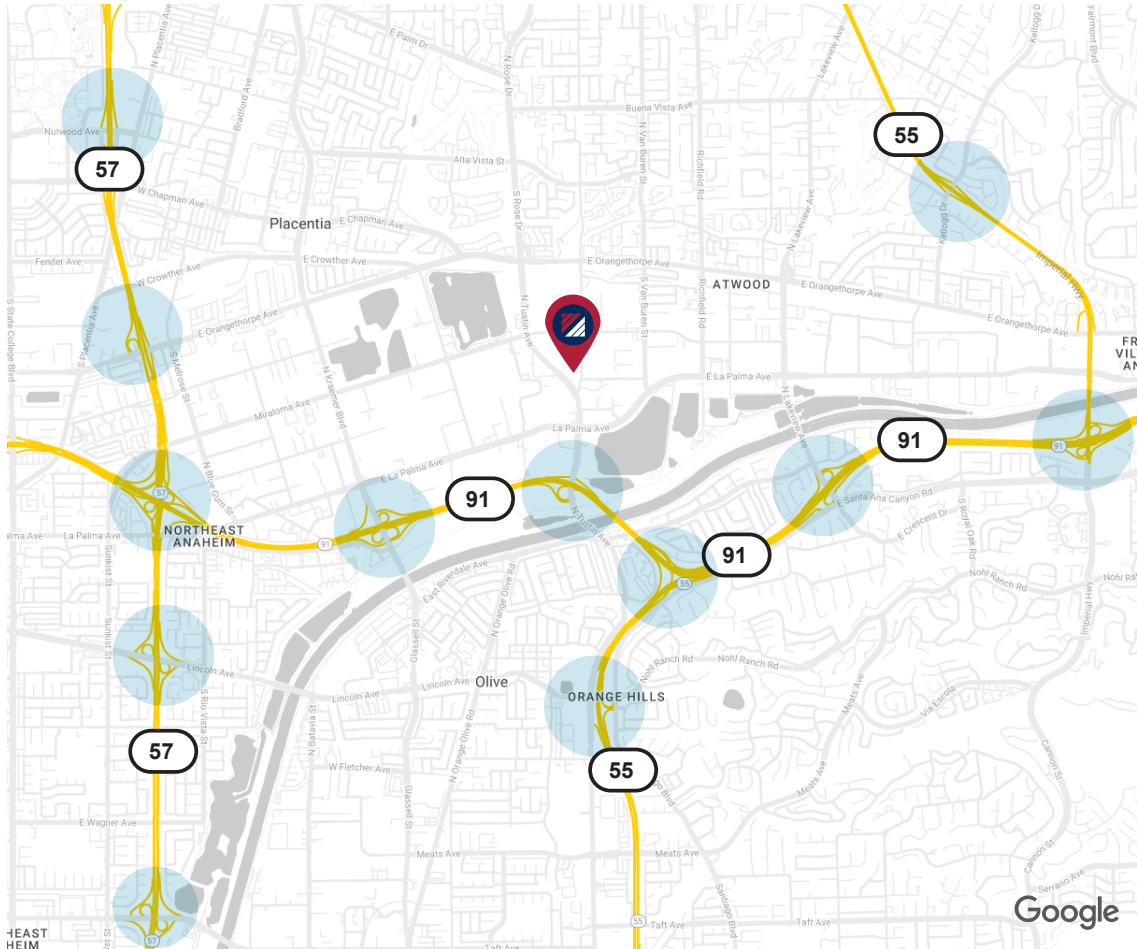
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