

ORANGE COUNTY COMMERCE CENTER

FOR LEASE /// ±53,850 SF

1367 N. VAN BUREN STREET

INDUSTRIAL BUILDING

ANAHEIM | CA



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4400 MACARTHUR BLVD #950,
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IDS REAL ESTATE GROUP

515 S. FIGUEROA STREET, 16TH FLOOR
LOS ANGELES, CALIFORNIA 90071

Development, Marketing
& Management



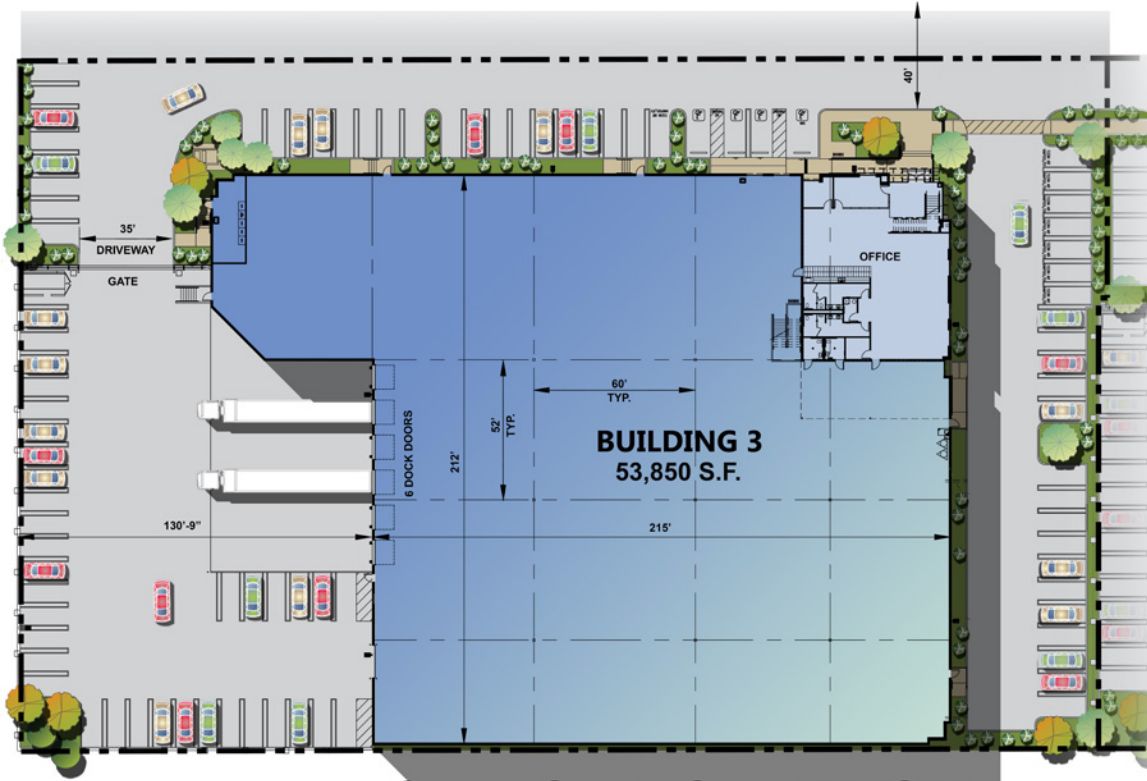
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PROPERTY HIGHLIGHTS:

- ±53,850 SF Freestanding Industrial Building
- ±8,156 SF of Two-Story Executive Office Space
- Six (6) 9'x10' Dock High Doors
- One (1) 12'x14' Grade Level Door
- 800 Amp Main Switchgear (expandable) with 2,000 Amps UGPS
- 30' Warehouse Clearance (6" from inside column)
- ESFR Sprinkler System
- 130'-9" Fully Secured/Gated Truck Court/Yard
- Energy Star Certified (2024)
- 100% Concrete Truck Court and Auto Park Areas
- Painted Interior Walls
- White Scrim Foil
- Painted Columns
- Z-Guards on All Dock High Doors
- 3% Skylights
- 87 Auto Parking Stalls
- Built in 2019
- Located in the Orange County Commerce Center
- Direct Access to 5 Major Freeways (I-5, 91, 57, 55 & 241 Toll Road)
- Close Proximity to Anaheim Canyon Metrolink System

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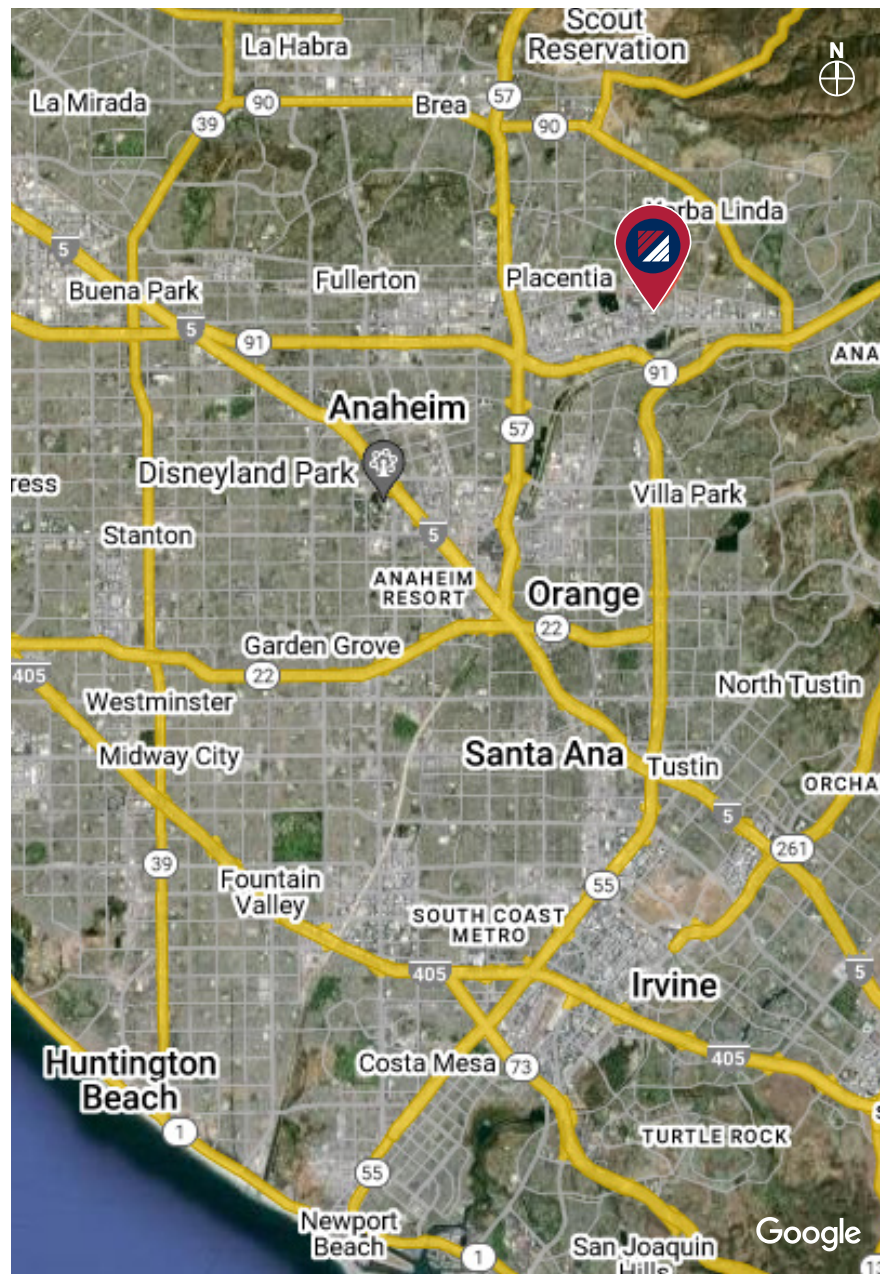
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