

# **LEASE**OFFERING

2220 E. Cerritos Avenue Anaheim, California

- ±100,505 Sq. Ft. warehouse, distribution
   & manufacturing building
- Anaheim Stadium area location with immediate access to the 5, 57, 22, 91 and 55 freeways
- Oversized fully-secured yard / truck court
- Dual street-to-street access via Cerritos Avenue and Page Court
- Central infill SoCal location with ideal proximity to SoCal's ports, airports, abundant amenities and a broad and diverse labor pool



### **PROPERTY**

## SPECIFICATIONS

**Address** 2220 E. Cerritos Avenue

**City** Anaheim, California

**Building Area** ±100,505 sf total

**Office Area**  $\pm 7,500$  sf single-story office

Whse/Mfg Area ±93,005 sf

**Typ. Whse Clear** 18' – 23.5'

**Column Spacing** 62' x 40' typical

**Dock-High Doors** 3 w/ levelers (expandable to 7)

**Grade Level Doors** 4

**Truck Court** 135' – 210'

**Power Supply** 2000a, 277/480v, 3ph, 4w

**Sprinklers** Yes

Whse Lighting Fluorescent

**Parking** 170 striped stalls (expandable)

**Trailer Stalls** 13 striped (expandable)

Yard Large, secured yard

**Street Access** Cerritos Ave & Page Court

**Power** Anaheim Public Utility

Gas SoCal Gas

Water / Sanitation Anaheim Public Utility

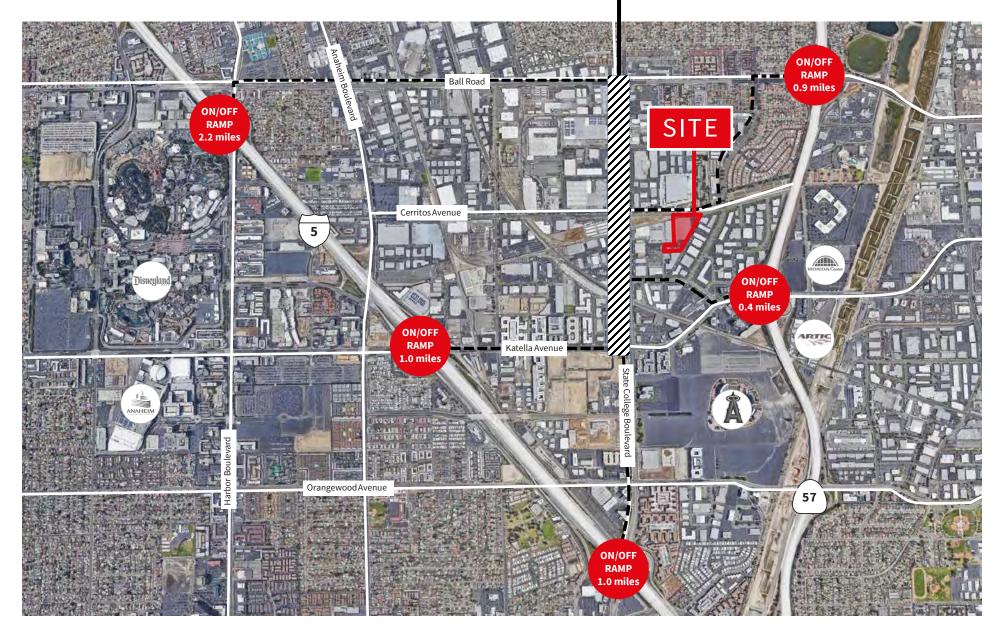


## **FREEWAY**

# ACCESS







### LEASE OFFERING

# ±100,505 Sq.Ft.

### Warehouse/Manufacturing Building

2220 E. Cerritos Avenue Anaheim, California

Prime Anaheim Stadium Location
"Tile Mile" District

#### **Zach Niles**

Managing Director +1 949 885 2922 <u>zach.niles@am.jll.com</u> RE license #01311756

#### Louis Tomaselli

Senior Managing Director +1 949 885 2985 louis.tomaselli@am.jll.com RF license #00904844

### **Brendan Brady**

Associate +1 949 930 7975 brendan.brady@am.jll.com RE license #02147986

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