

LEASE OFFERING

±100,505 Sq.Ft.

Warehouse/Manufacturing Building

2220 E. Cerritos Avenue
Anaheim, California

Prime Anaheim Stadium Location

“Tile Mile” District

Zach Niles

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**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	±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



TILE
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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

