



AVAILABLE FOR LEASE

±26,547 Sq.Ft.

Anaheim Industrial Center

955 E. Ball Road
Anaheim, California

Anaheim Stadium Area

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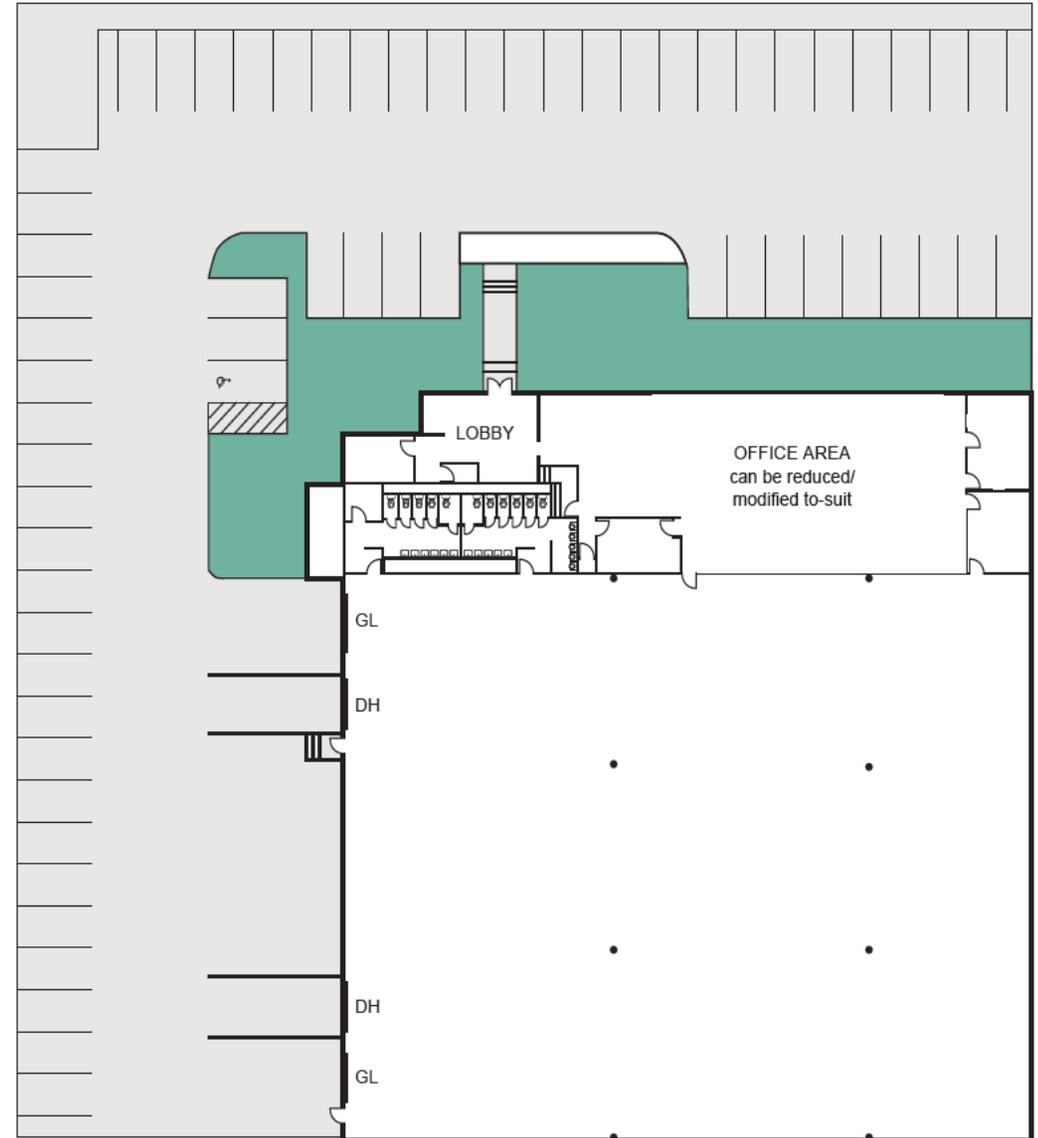
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Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

PROPERTY SPECIFICATIONS



Address	955 E. Ball Road
City	Anaheim, California 92805
Total Bldg. Area	±26,547 SF
Office Area	±5,800 SF
Warehouse Area	±20,747 SF
Warehouse Clearance	22'
Dock High Doors	Two (2)
Grade Level Doors	Two (2)
Power Supply	800A, 277/480v, 3-ph, 4w
Sprinklers	Yes
Natural Gas	Yes
Parking	66+ stalls (2.5/1,000 sq.ft.)

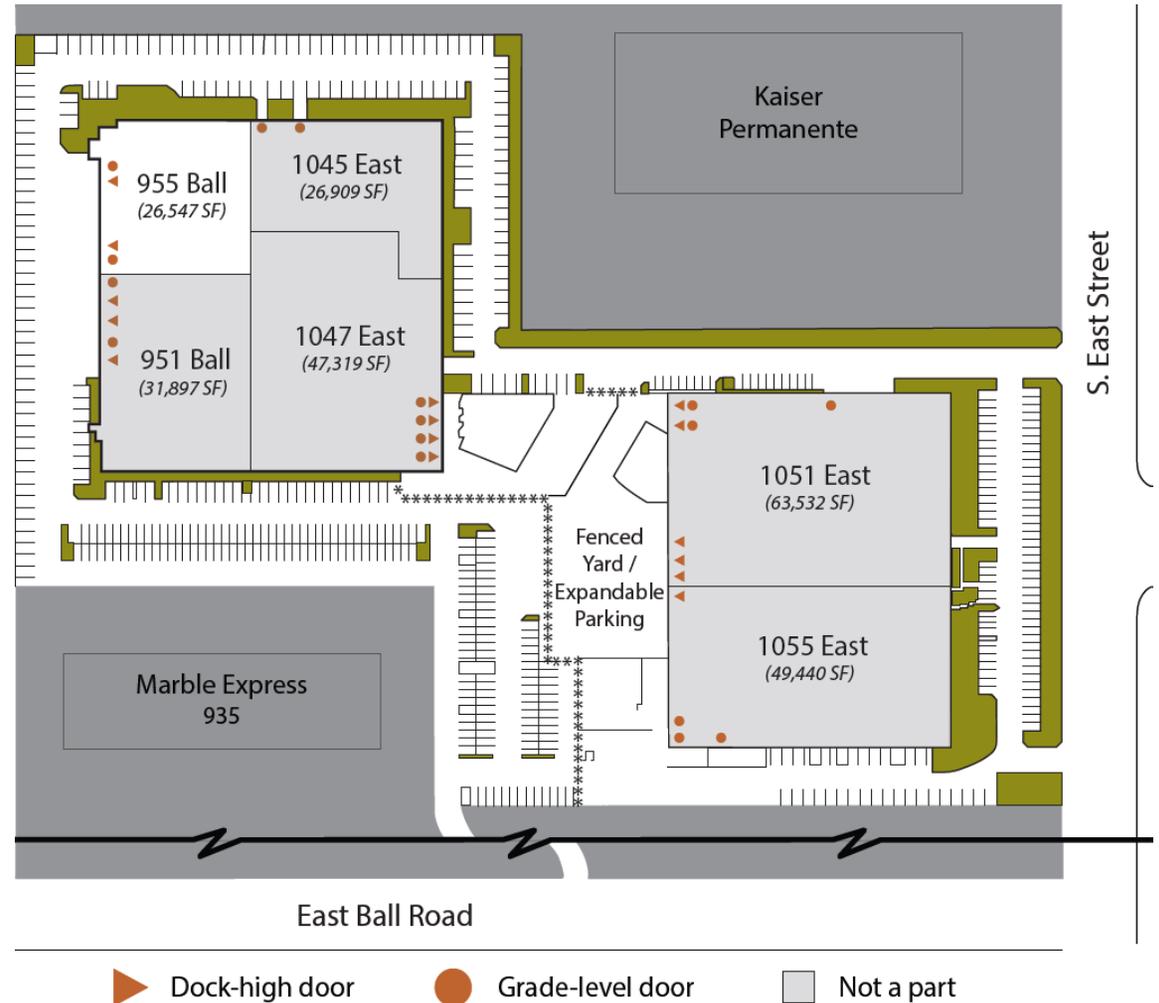
PROJECT OVERVIEW

PROJECT

Name	Anaheim Industrial Center
Street Address	Ball Road @ East Street
City	Anaheim
Buildings / Units	2 bldgs. / 6 units
Total Bldg. Area	±245,644 Sq.Ft.
Total Land Area	±13.28 Acres
Zoning	Industrial (I)
Utility Provider	Anaheim Public Utilities

IMPROVEMENT SPECIFICATIONS

Construction Type	Concrete Tilt-Up (CTU)
Year	1961; Renovated 2020
Warehouse Clear	22'
Dock-High Loading	Yes
Grade Level Loading	Yes
Power Supply	277/480v, 3-ph, 4w
Gas Service	Yes
Fire Sprinklers	Yes
Parking	Surface; ±2.5/1,000 sq.ft.



LOCATION

ANAHEIM INDUSTRIAL CENTER is ideally located in Anaheim's stadium area – a bustling commercial district surrounded by the 5, 57, 22 & 91 freeways – offering optimal access to Southern California's airports, ports, labor and its 22+ million residents and consumers.

FREEWAY PROXIMITY

I-5	1.06 miles
SR-57	1.35 miles
SR-22	3.09 miles
SR-91	2.37 miles

AIRPORT & PORT PROXIMITY

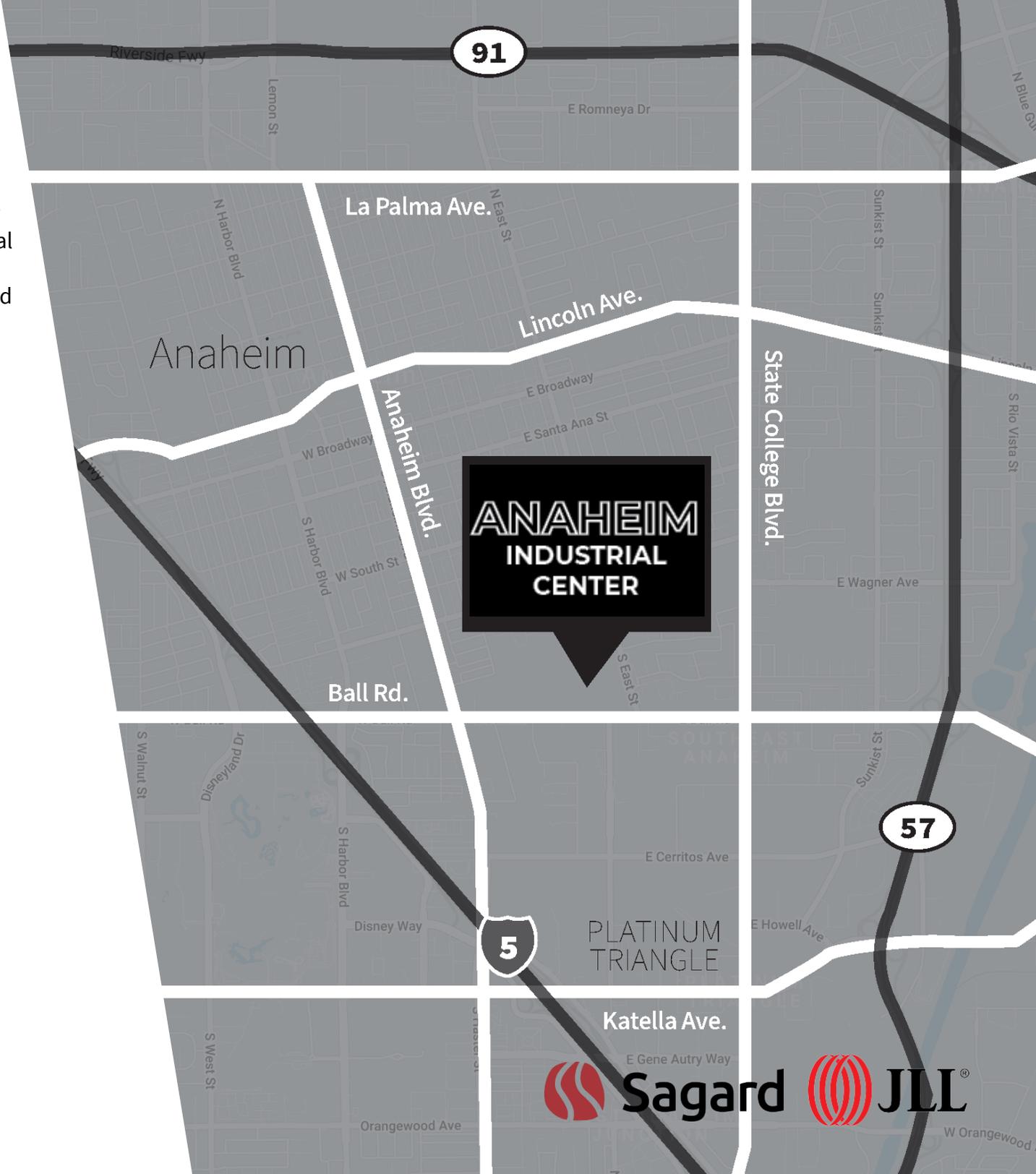
Port OF LA	31 Miles
Port of Long Beach	29.7 Mile
LAX Airport	33.9 Miles
John Wayne Airport	12.7 Miles
Ontario Airport	34.3 Miles

LOCAL DINING

- Anaheim Packing District: Food Hall
- Starbucks
- In-N-Out
- El Torito
- Benihanas...And many, many more!

AMENITIES

- Within two (2) miles of Disney Resort, Anaheim Convention Center, Anaheim Stadium and The Honda Center.
- Immediate proximity to abundant retail, dining and lodging options.
- Access to broad and diverse labor pool



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