



*Image is artists rendering of conceptual renovation for marketing purposes only. Property to be sold as-is.

FOR SALE

1342 N. KNOLLWOOD CIRCLE, ANAHEIM

±7,446 SF Industrial Building on 0.40 Acres with Secure Fenced Yard

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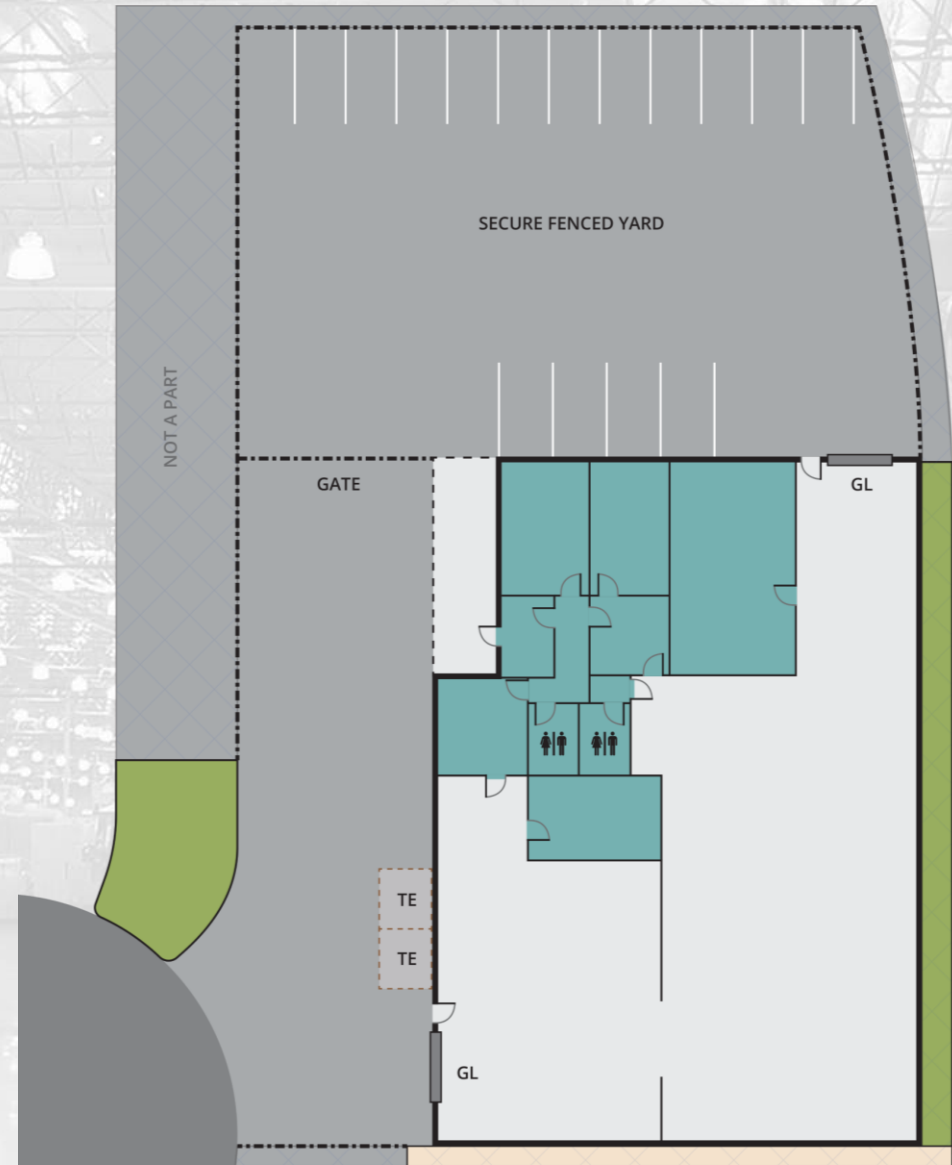
Offering Plan & Specifications



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PROPERTY SPECIFICATIONS

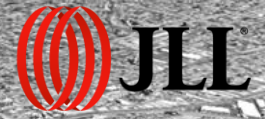
Address	1342 N. Knollwood Circle
City, State	Anaheim, California
APN	070-801-22
Building Area	±7,446 sf total
Office Area	±2,000 sf
Land Area	±0.40 acres
Bonus Mezz	Yes
Whse Clear	16' minimum clearance
GL Doors	2 ground level loading doors
Power Supply	400 Amps, 3-Phase, 120/208 Volt
Parking	2.1/1000 (16 stalls)
Yard	Fenced & secured yard
Zoning	I – Industrial
Type / Year	CTU / 1978
Freeway	Immediate 5 / 91 freeway access



* All building, site and parking areas are approximate and to be verified.

* For illustration purposes only. All information to be independently verified.

Access



Site

I-5 & R-91
On/Off Ramp
0.5 Miles

I-5 via La Palma Ave.
On/Off Ramp
1.2 Miles




La Palma Ave.
Magnolia Ave.

 Center of Gravity (COG) access to SoCal's 23+ million residents

Location



 Center of Gravity for
SoCal's 23+ million residents


0.5 MI


0.5 MI


6.5 MI

POLA / POLB

21.1 MI

John Wayne

16.8 MI

Long Beach

11.8 MI

LAX

30.6 MI

Ontario

34.5 MI

Total SoCal
23+M
Population

Contacts

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