


# FOR SALE OR LEASE

## ±255,614 SF New Class A Construction

Advanced Manufacturing & Warehouse Facility

### ANAHEIM STADIUM AREA

**600 E VERMONT AVENUE, ANAHEIM, CALIFORNIA**

ANOTHER QUALITY DEVELOPMENT BY:

WESTERN REALCO | JLL

# Property Specifications

**255,614 SF**
Building Size

**8,200 SF**
Office Size (Expandable)

**247,414 SF**
MFG/WHSE Size

**36’**
Clear Height

**39/2**
DH/GL

**7.5” @ 4,000 PSI**
Slab Rating

**4,000 AMPS**
**Power (Expandable)**

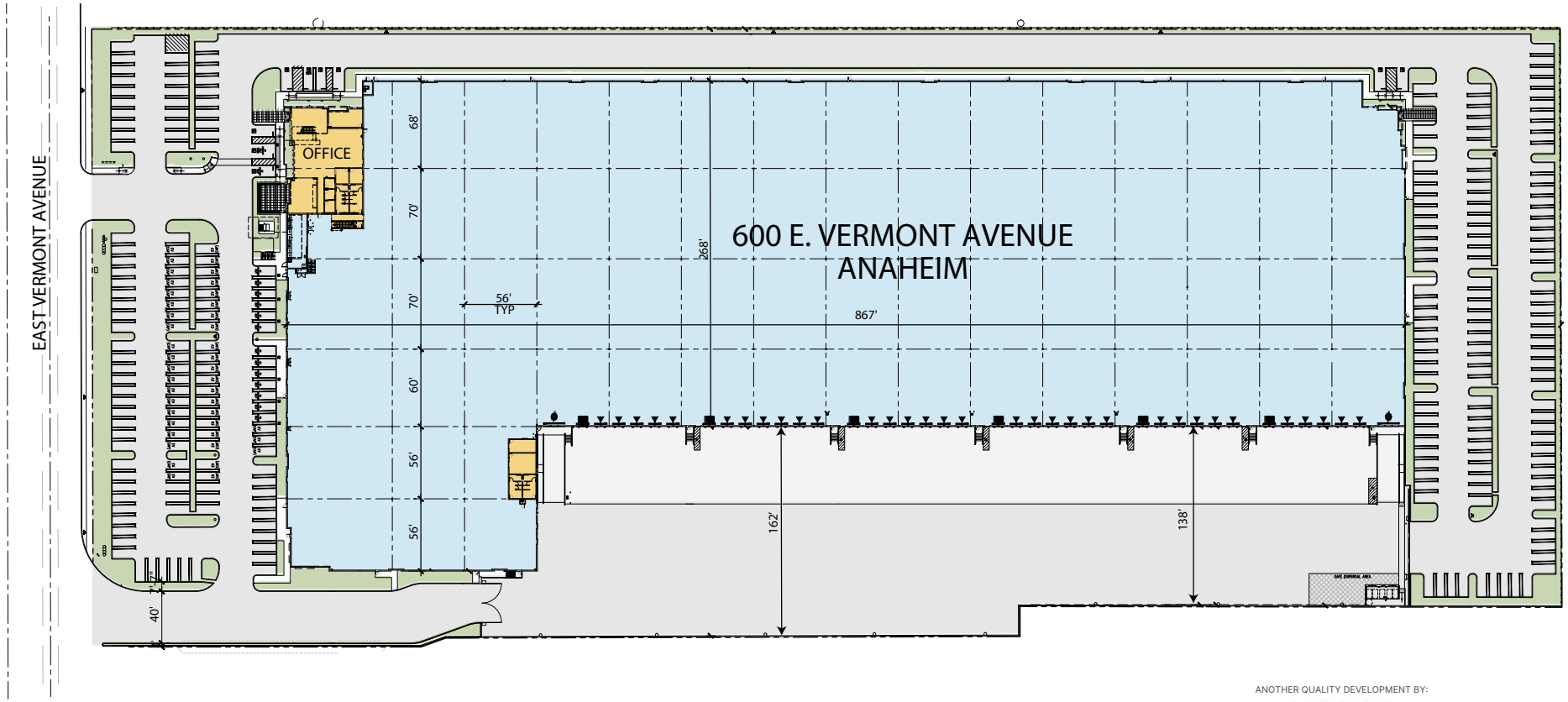
**ESFR system**
Fire Sprinklers

**56’ x 70’**
Column Spacing

**Fully secured**
Truck Court

**138’ - 162’**
Truck Court

**256 stalls**
Auto Parking




▼ DOCK-HIGH POSITION

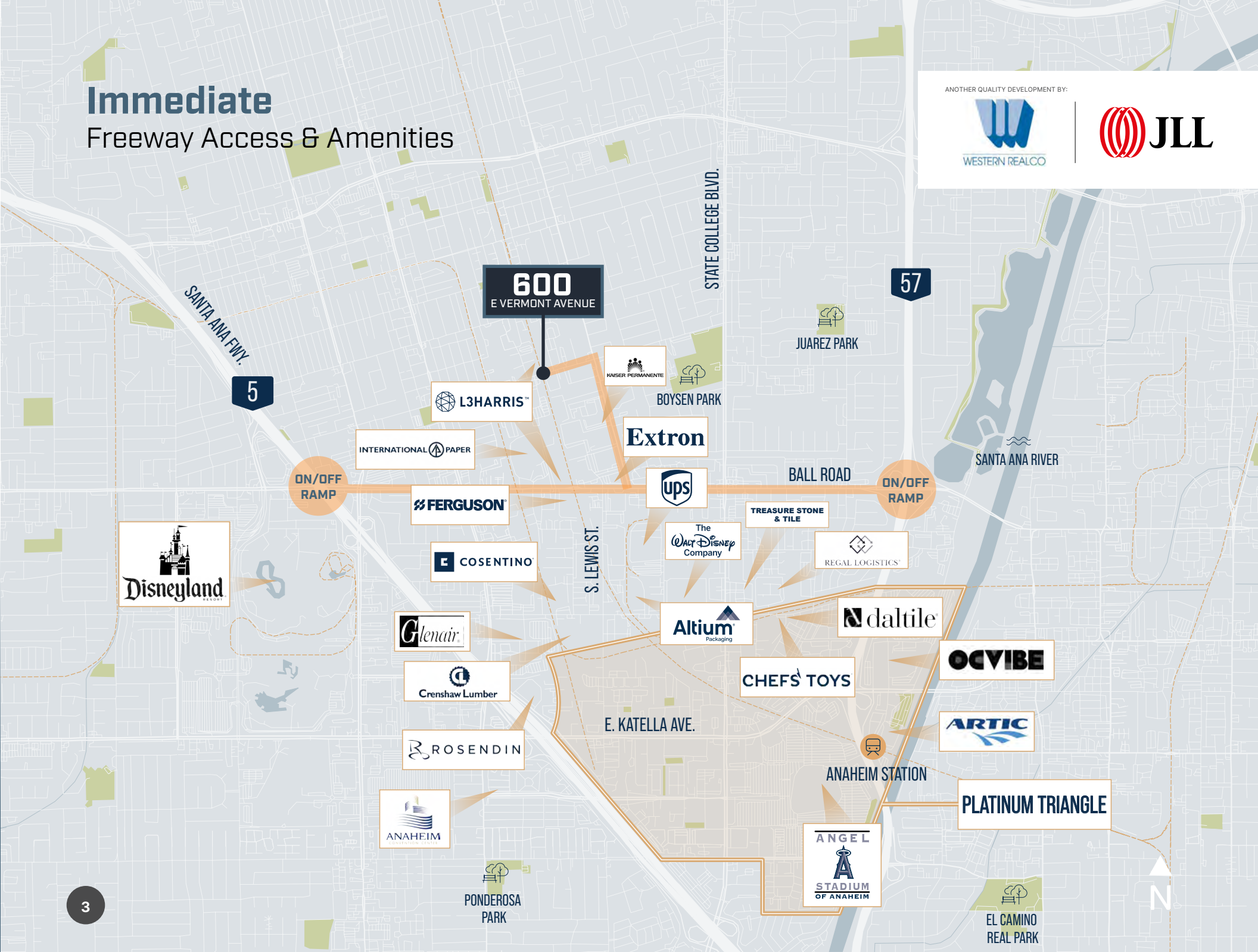
GRADE LEVEL RAMP

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# Immediate

## Freeway Access & Amenities



# Connected to

## Southern California's Major Trade Corridors




**1.9 mi**
TO SR-57 FREEWAY

**2.1 mi**
TO I-5 FREEWAY

**5.5 mi**
TO SR-22 FREEWAY

**14.0 mi**
TO I-405 FREEWAY

**13.2 mi**
SNA AIRPORT

**21.8 mi**
LGB AIRPORT

**34.1 mi**
LAX AIRPORT

**31.0 mi**
TO PORTS OF LA / LONG BEACH

* ALL DISTANCES ILLUSTRATED ARE APPROXIMATE AND MAP IS NOT TO SCALE

ANOTHER QUALITY DEVELOPMENT BY:

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**Zach Niles**
+1 949 885 2922
zach.niles@jll.com
License #: 01311756

**Louis Tomaselli**
+1 949 885 2985
louis.tomaselli@jll.com
License #: 00904844

**Steve Wagner**
+1 949 885 2923
steve.wagner@jll.com
License #: 01314652

**Brendan Brady**
+1 949 930 7975
brendan.brady@jll.com
License #: 02147986


ANOTHER QUALITY DEVELOPMENT BY:

WESTERN REALCO | JLL

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