

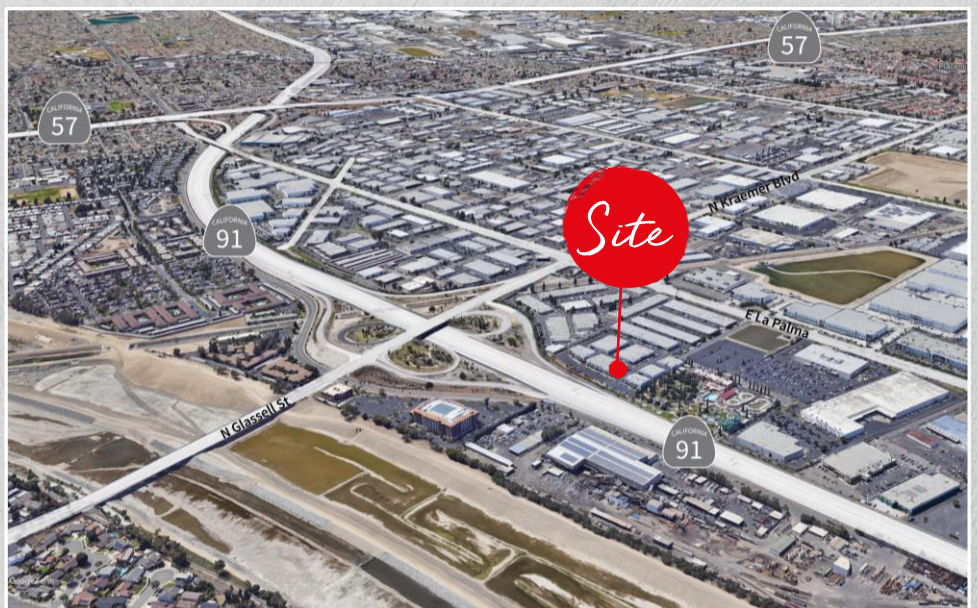


For Lease

625 Shepard Street
Anaheim, CA

±8,986 s.f.
Office/Warehouse

**Major Freeway
Frontage**



Zachary Niles
Managing Director
+1 949 885 2922
zach.niles@am.jll.com
RE license #01311756

Steve Wagner
Managing Director
+1 949 885 2923
steve.wagner@am.jll.com
RE license #01314652

Brendan Brady
Associate
+1 949 930 2975
brendan.brady@am.jll.com
RE license #02147986

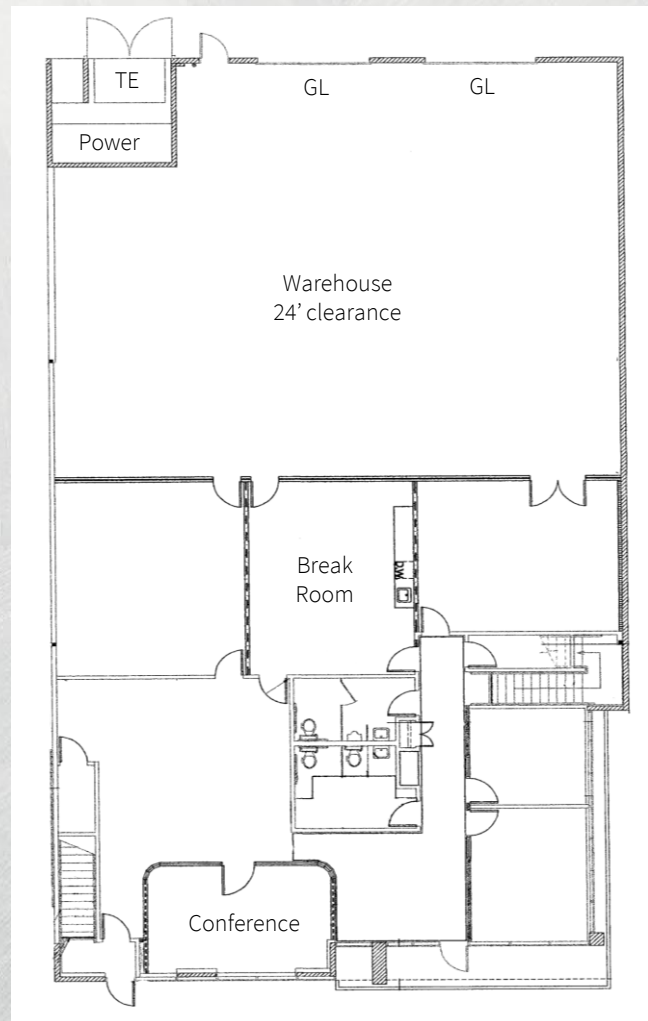
Property specs

- ± 8,986 SF available
- ±4,800 SF two-story office
- 24' minimum clearance high bay warehouse
- Two (2) grade level doors
- 400A, 120/208V power supply
- Fully fire sprinklered
- 21 parking stalls
- High-image construction

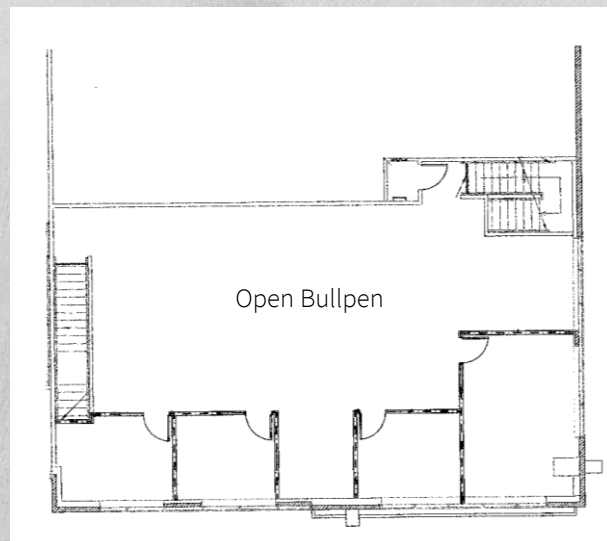
Location specs

- Major freeway exposure – 230,000 cars per day
- Immediate 91 freeway access
- Proximal to OC, LA and Inland Empire
- Pro-business Anaheim
- Anaheim Public Utilities
- Ample local retail and restaurant amenities
- Master planned business park

First Floor



Second Floor



Zachary Niles
Managing Director
+1 949 885 2922
zach.niles@am.jll.com
RE license #01311756

Steve Wagner
Managing Director
+1 949 885 2923
steve.wagner@am.jll.com
RE license# 01314652

Brendan Brady
Associate
+1 949 930 2975
brendan.brady@am.jll.com
RE license #02147986