

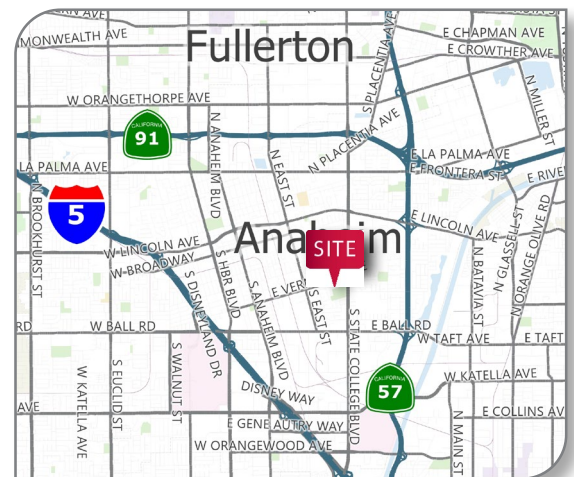
**1911 E. Ball Road**  
ANAHEIM, CALIFORNIA

**FOR SALE**  
12,000 SF FREESTANDING BUILDING



#### PROPERTY FEATURES

- 12,000 SF Freestanding Building
- Ball Road Frontage
- ±1,000 SF of Offices
- Building divided with two(2) 6,000 SF Units
- Pole Signage
- Fenced Yard Area
- 200 Amps, 120/208, 3 phase, 4 wire (verify)
- Three (3) Ground Level Loading Doors
- 15' Clearance in Warehouse
- Lighting in Warehouse
- Good Truck Access
- Excellent Freeway Access
- 2:1000 Parking



**Tom Gilmer**

Principal | Lee & Associates

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DRE# 00776158

**Bryan Miller**

Principal | Lee & Associates

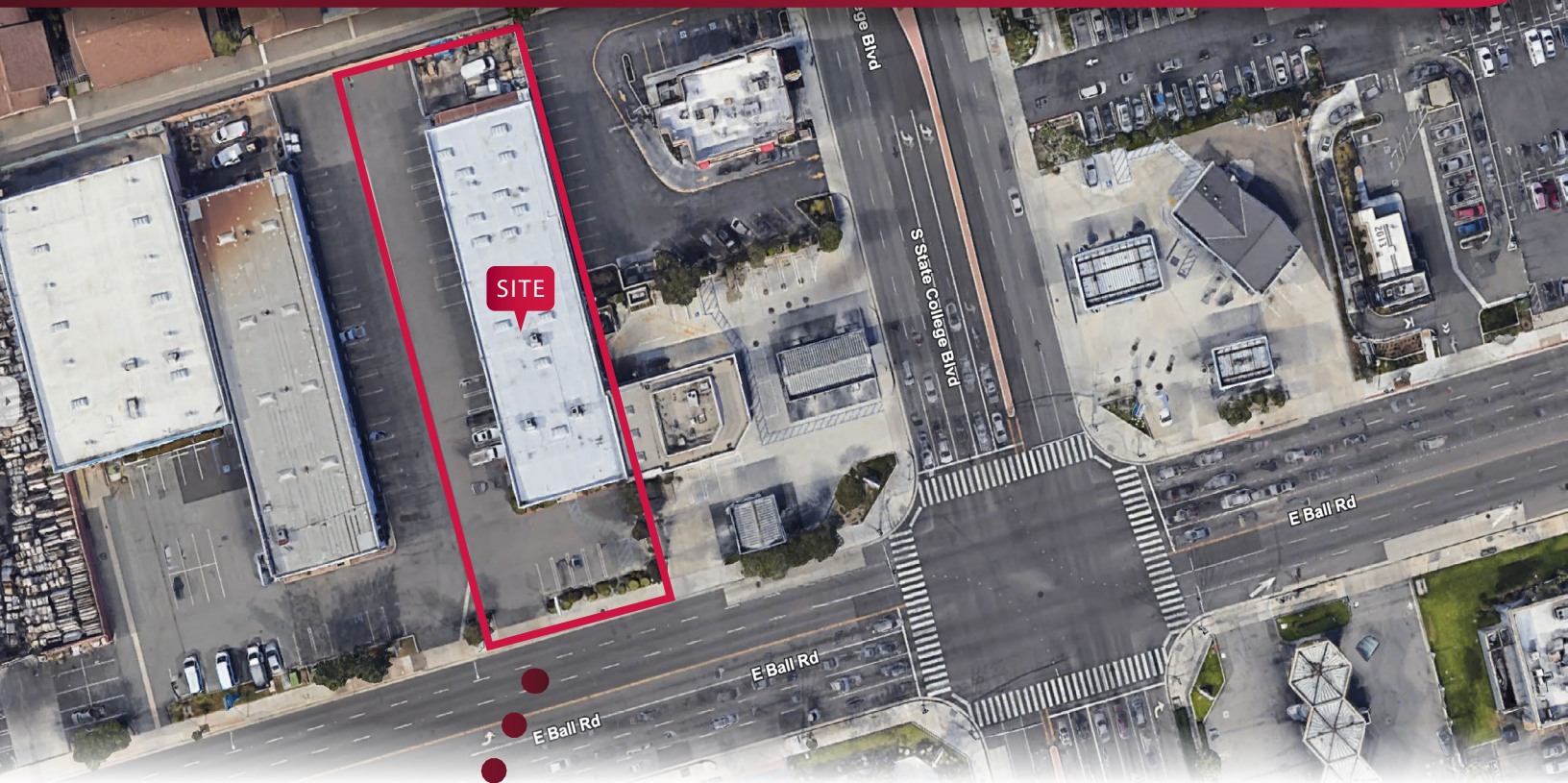
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ANAHEIM, CALIFORNIA

**FOR SALE**  
12,000 SF FREESTANDING BUILDING



**BALL ROAD  
FRONTAGE**

**EXCELLENT  
VISIBILITY  
TILE MILE**

**TRAFFIC  
COUNT  
±40,000**



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ASSOCIATES**  
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