

±32,352 SF FOR SALE OR LEASE

1175 N

KNOLLWOOD CIR
ANAHEIM, CA



FREESTANDING BUILDING | LARGE FENCED & SECURED YARD

CBRE



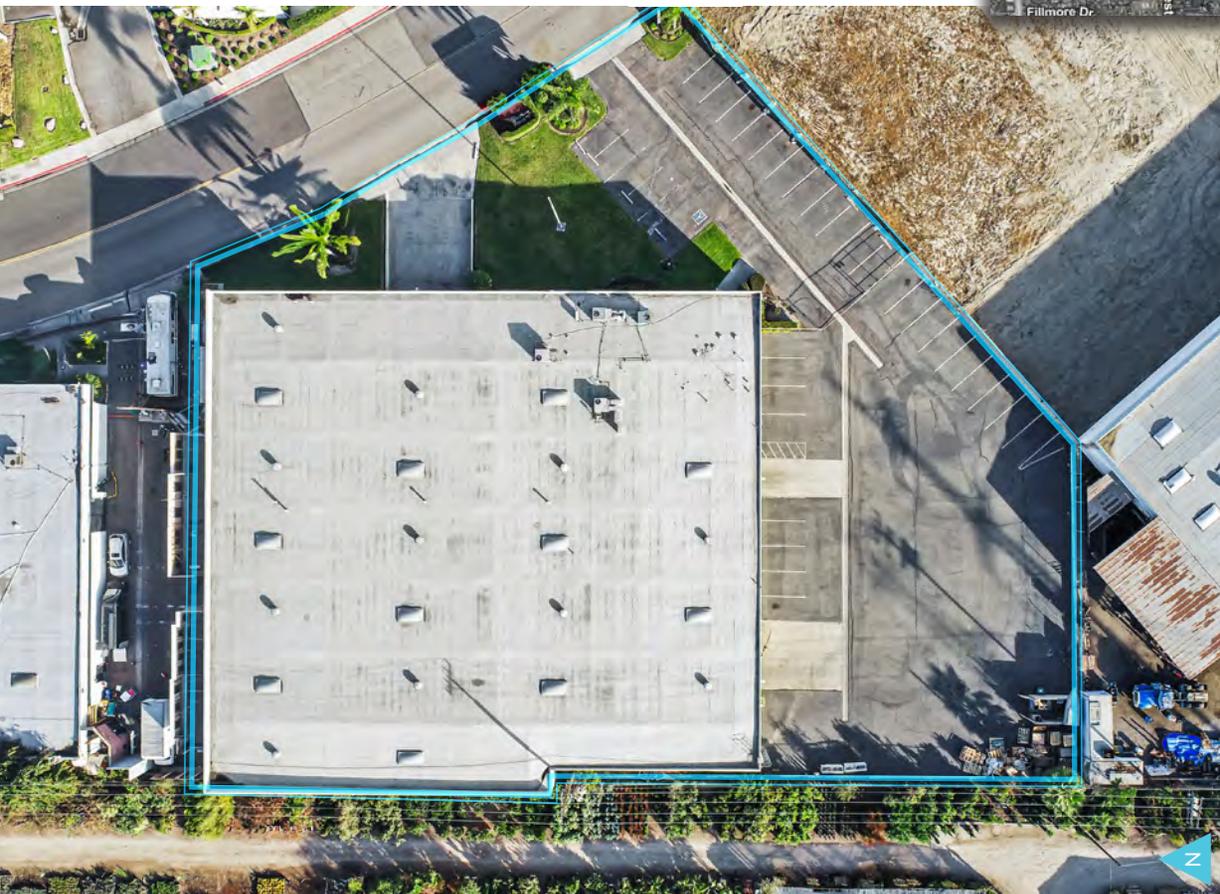
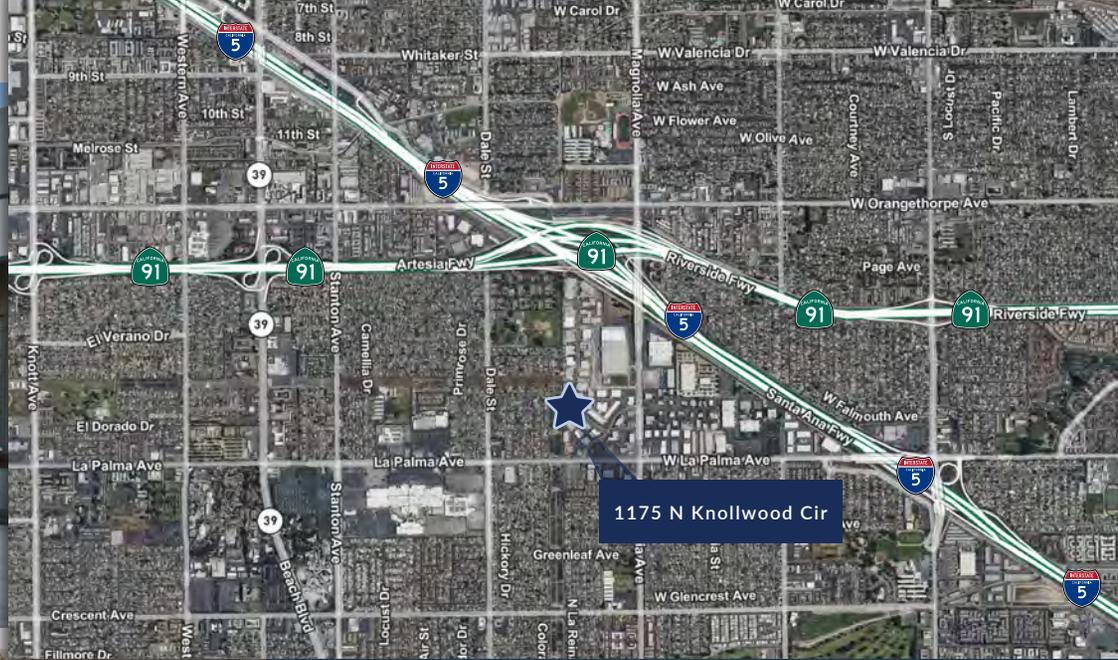
BUILDING FEATURES

- ◇ ±32,352 Freestanding Industrial Building
- ◇ ±1.45 AC Site
- ◇ ±4,922 SF Office Area
- ◇ Bonus Mezzanine Area
- ◇ ±20' Warehouse Clear Height
- ◇ Two (2) Dock-High Doors
- ◇ Two (2) Grade-Level Doors
- ◇ 800 Amps Power
- ◇ Fire Sprinklered
- ◇ ±1.63:1,000 SF Parking Ratio

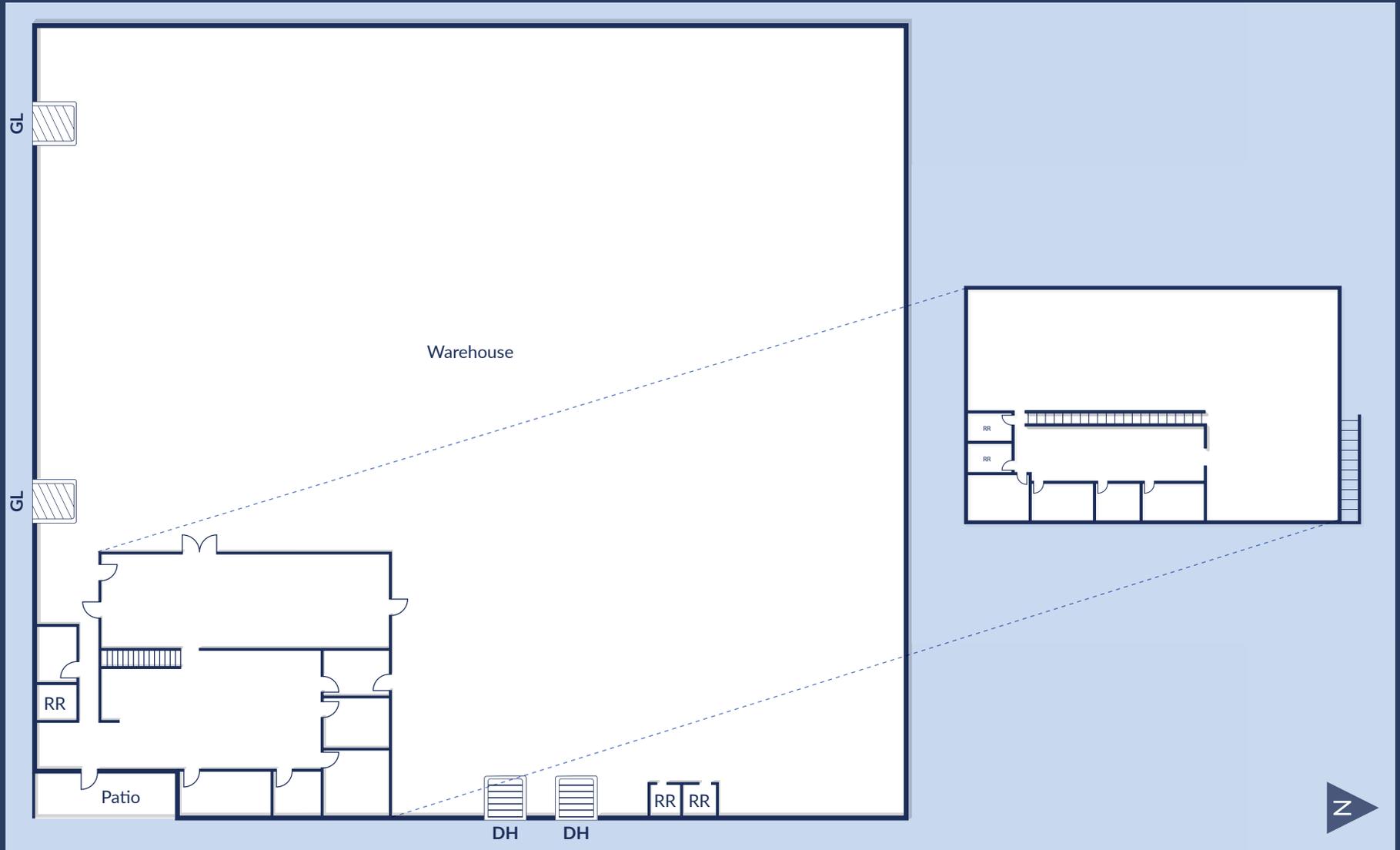
PROJECT FEATURES

- ◇ Large Fenced & Secured Yard Area
- ◇ Prime Anaheim Location with Direct Access to I-5 and 91 Freeway
- ◇ Central Access Point for Orange, Los Angeles & Riverside Counties
- ◇ City of Anaheim Utilities

*Prospective Tenant or Buyer to verify all information



FLOOR PLAN



REGIONAL MAP



26.1 miles
Port of LA

24.9 miles
Port of LB

30.4 miles
LAX

11.5 miles
Long Beach
Airport

16.9 miles
John Wayne
Airport

Population

10 Miles	2,212,999
20 Miles	6,753,295
30 Miles	11,236,213

Average HH Expenditure

10 Miles	\$111,949
20 Miles	\$108,483
30 Miles	\$114,230

CONTACT US

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