

FOR SALE or LEASE
Investment / Owner-User

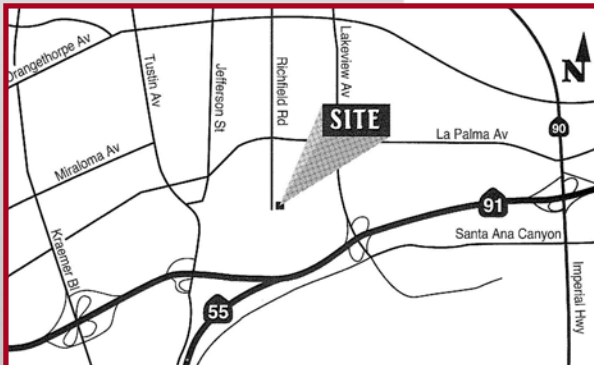
10,827 Sq. Ft.
High Image Building



1150 N. Richfield Rd., Anaheim, CA

Building Features Include:

- 10,827 Sq. Ft. Building With 3,750 Sq. Ft. Leased
- 7,077 Sq. Ft. Available For Lease or For Buyer
- Vacant 7,077 Sq. Ft. Includes 5,374 Sq. Ft. Office
- Two 12'x14' Ground Level Loading Doors
- 15' Warehouse Clearance
- 210 Sq. Ft. Bonus Mezzanine
- 400 Amp 120/208 Volt 3-Phase Power
- Fenced Parking/Yard
- Nice View of Santa Ana River Lakes
- Part of High Image "Park La Palma" Project
- Easy Access to 91, 55, 57 & 241 Freeways



1241 N. Lakeview Avenue, Ste. F
Anaheim, CA 92807
DRE #01033833

For Further Information Please Contact:

BRIAN DALTON | JIM POTTER

DRE #01181724

DRE #00549334

(714)777-1468 Fax (714)777-5779

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Anaheim, CA

Existing Lease Information:

- **Tenant:** Plumber – Mostly Warehouse (Small Office)
1,632 Sq. Ft. Leased Through 2/28/12 @ \$900/Mo
- **Tenant:** Shipping/Receiving/Dispatch Office
2,118 Sq. Ft. Office Leased Through 9/30/13 @ \$1,900/Mo
Rent Increases 3% Per Year (Next Increase 10/1/11)
- **Tenant:** Ground & Roof Top Cell Phone Equipment
Leased Until 10/31/13 @ \$850/Mo - Options to Extend
With Rent Increases

Vacant Space:

- **Ground Floor** – 5,435 Sq. Ft. With 3,800 Sq. Ft. Office
Private Offices, Conference, Break Room, Shop Restroom,
Two Office Restrooms (One w/Shower), One Ground Level
Loading Door, 210 Sq. Ft. Bonus Mezzanine Storage in
Warehouse, Fenced Parking/Yard
- **2nd Floor Office** – 1,642 Sq. Ft. – Connects to Vacant Ground
Floor Space

Private Offices w/Lots of Windows – Great View of Lakes!



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