

## CURRENT AVAILABILITIES

### INDUSTRIAL SPACE

1. 1,440 s.f. Anaheim - FOR LEASE (Office s.f. to be determined) Reception & one private office. 100 amps, 12' warehouse clearance and ground level loading. LA PALMA INDUSTRIAL PLAZA
2. 1,750 s.f. Anaheim - FOR LEASE - Approximately 86% built out with offices (see #10 below.) Owner will consider removing offices the space becomes 945 s.f. of office & 805 s.f. of warehouse. ETCHANDY COMMERCE CENTER.
3. 2,375 s.f. Brea - FOR LEASE (973 s.f. office) Large reception, private office and large open area. Fire spinklers, 100 amp - 3 phase power, 14' clearance. Extra wide drive behind building. PALM COMMERCE CENTRE.
4. 6,389 s.f. R.S. Margarita - FOR LEASE (527 s.f. office) Reception, private office and storage room. Fire sprinklers, 22' ceiling clearance and 200 amp power. High image building.
5. 9,360-11,000 s.f. Irvine - FOR LEASE (845 s.f. office planned) This high image building is currently under construction with completion expected in July 2007. 800 amps of 120/208 volt power, two 12'x12' ground level loading doors, fire sprinklers and 21' warehouse clearance. Up to 3,400 square feet of office is possible with 2-story office, which would bring the suite to approximately 11,000 square feet (footprint of suite is 9,360 square feet.) Located between the 5 and 405 freeways off of Sand Canyon Road.

### OFFICE & RETAIL SPACE

6. 748 s.f. Orange - FOR LEASE - All office suite within an industrial building located on Main Street, just south of Struck Avenue. Close to Pond, Anaheim Stadium and 57 freeway.
7. 1,596 s.f. Orange - FOR LEASE - Suite 290 - Great corner suite with window offices. Waiting area, open bullpen, private offices, large storage closets and break room. Suite is located within the Orange Community Bank Building on the northwest corner of Katella Avenue and Batavia Street. Easy access to 57 and 55 freeways.
8. 1,750 s.f. Anaheim - FOR LEASE - 86% office with 240 s.f. storage area with a ground level loading door. Custom upgrades include partial stone flooring, stonework on some walls, sinks/counters in rooms. Previously used as medical facility (check with city zoning department). *Owner will remove custom upgrades and make suite "standard" offices if necessary.* ETCHANDY COMMERCE CENTER.



**BRIAN DALTON  
JIM POTTER**

**For Information Contact:  
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1241 N. LAKEVIEW, SUITE F, ANAHEIM, CALIFORNIA 92807

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

# WANTED

## WE NEED TO FIND PROPERTIES FOR CLIENTS MEETING THE FOLLOWING REQUIREMENTS:

- 11,000 – 12,000 SQ. FT. *FOR SALE*  
800 AMPS, ALL AREAS OF O.C. WEST OF THE 55 FWY.  
BUYER ALREADY APPROVED FOR FINANCING.
- INDUSTRIAL INVESTMENT PROPERTY UP TO \$10 MILLION  
SINGLE TENANT OR MULTI-TENANT IN ORANGE COUNTY.
- 16,000 – 19,000 SQ. FT. *FOR SALE OR LEASE*  
PROPERTY MUST HAVE 14,000 – 15,000 SQ. FT. OFFICE  
NORTH ORANGE COUNTY PREFERRED.

## DOES YOUR BUILDING MEET THESE REQUIREMENTS?



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