

FOR SALE | ±11,728 SQ. FT.

R&D / OFFICE / INDUSTRIAL BUILDING



1360 N. HANCOCK STREET, ANAHEIM

Mike Vernick, CCIM, SIOR
714.935.2354
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Lic. #01420885

Voit
REAL ESTATE SERVICES

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Features

- ±11,728 Sq. Ft. Highly Improved Office / R&D Building
 - ±10,228 Sq. Ft. of Executive Quality Offices
 - ±1,500 Sq. Ft. Warehouse / Storage Area
- 3:1 Parking Possible with Reserved Stalls
- Freestanding Building
- Divisible Building with Two (2) Separate Entrances
- Two (2) 12' x 12' Electric Roll-Up Doors (Remotely Operated)
- Building Can Be Sold Fully Furnished with Electronics
- Fully Equipped Gym (Can Be Easily Converted to Office)
- Men's & Women's Locker Rooms w/ Steam Showers
- 100% HVAC Served
- CAT 6 Wiring Throughout
- Epoxy Warehouse Flooring
- Granite Tops and Travertine Throughout
- Fire Sprinklers
- 16' Minimum Warehouse Clearance
- RV Holding Tank Sewer Connection
- 800 Amps of 120 / 208 Volt Power (Verify)
- 100% Motion Sensor Lighting
- Excellent Freeway Access (91, 55 and 57)



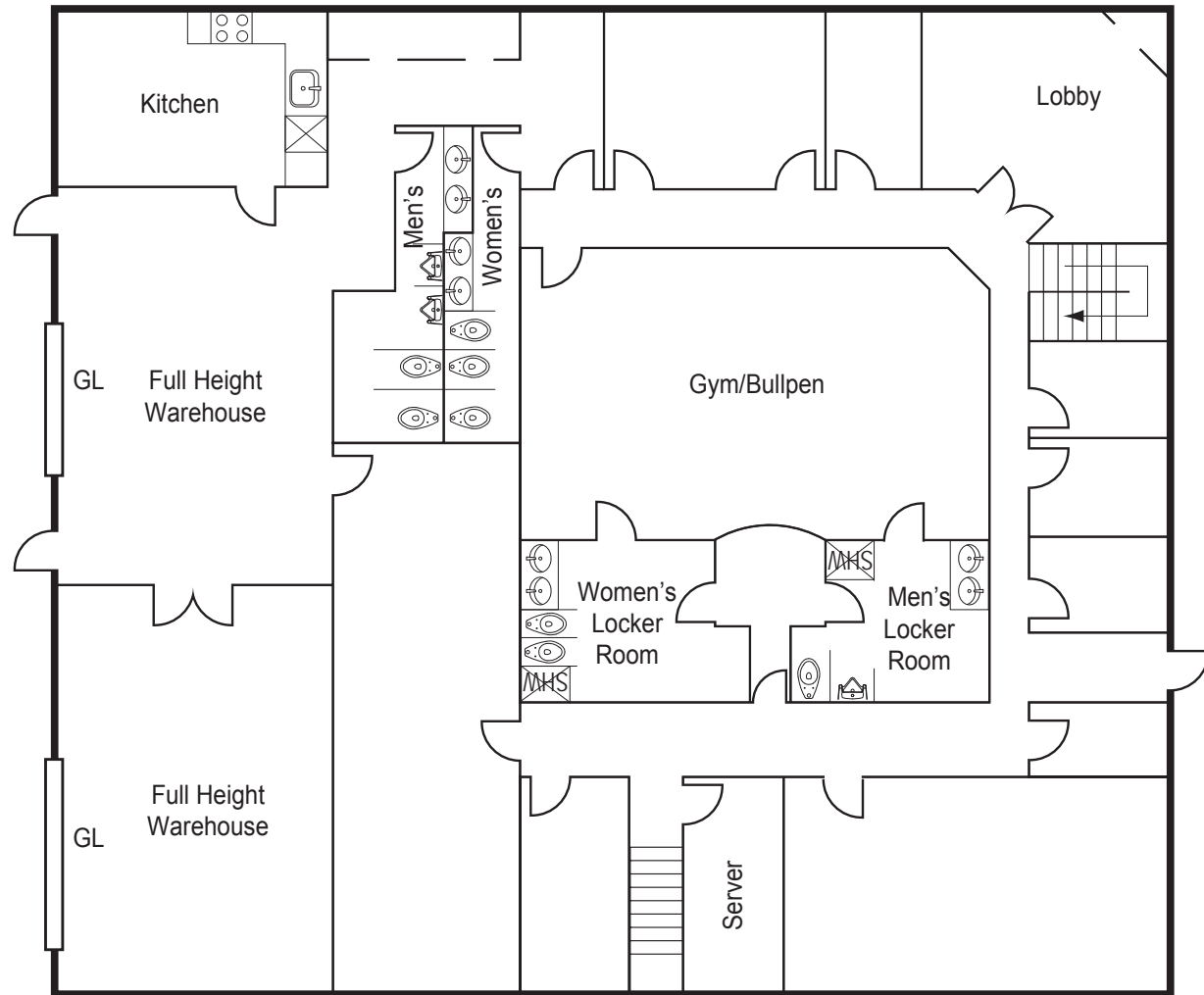
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First Floor - Office / Warehouse Plan



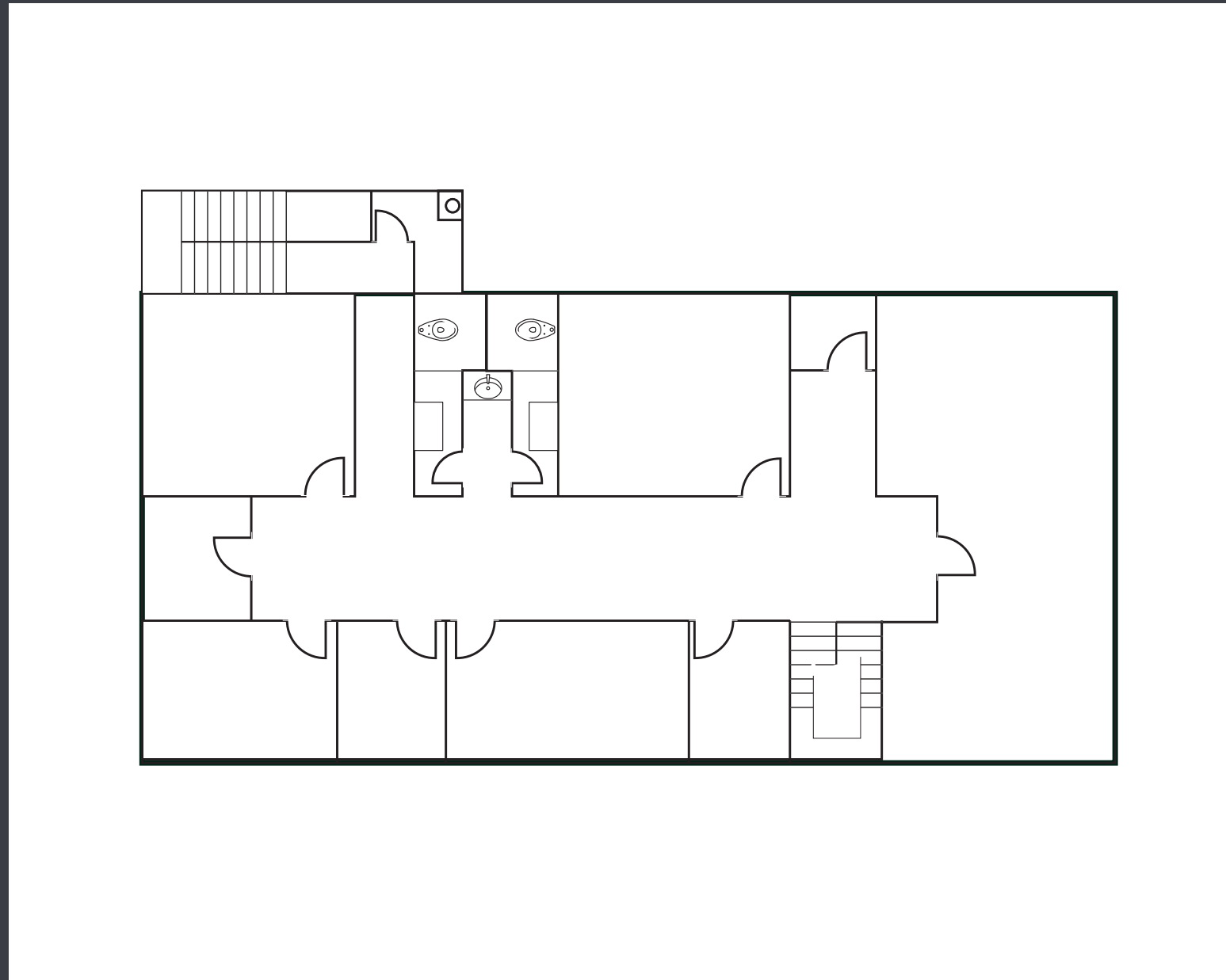
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Second Floor Office Plan



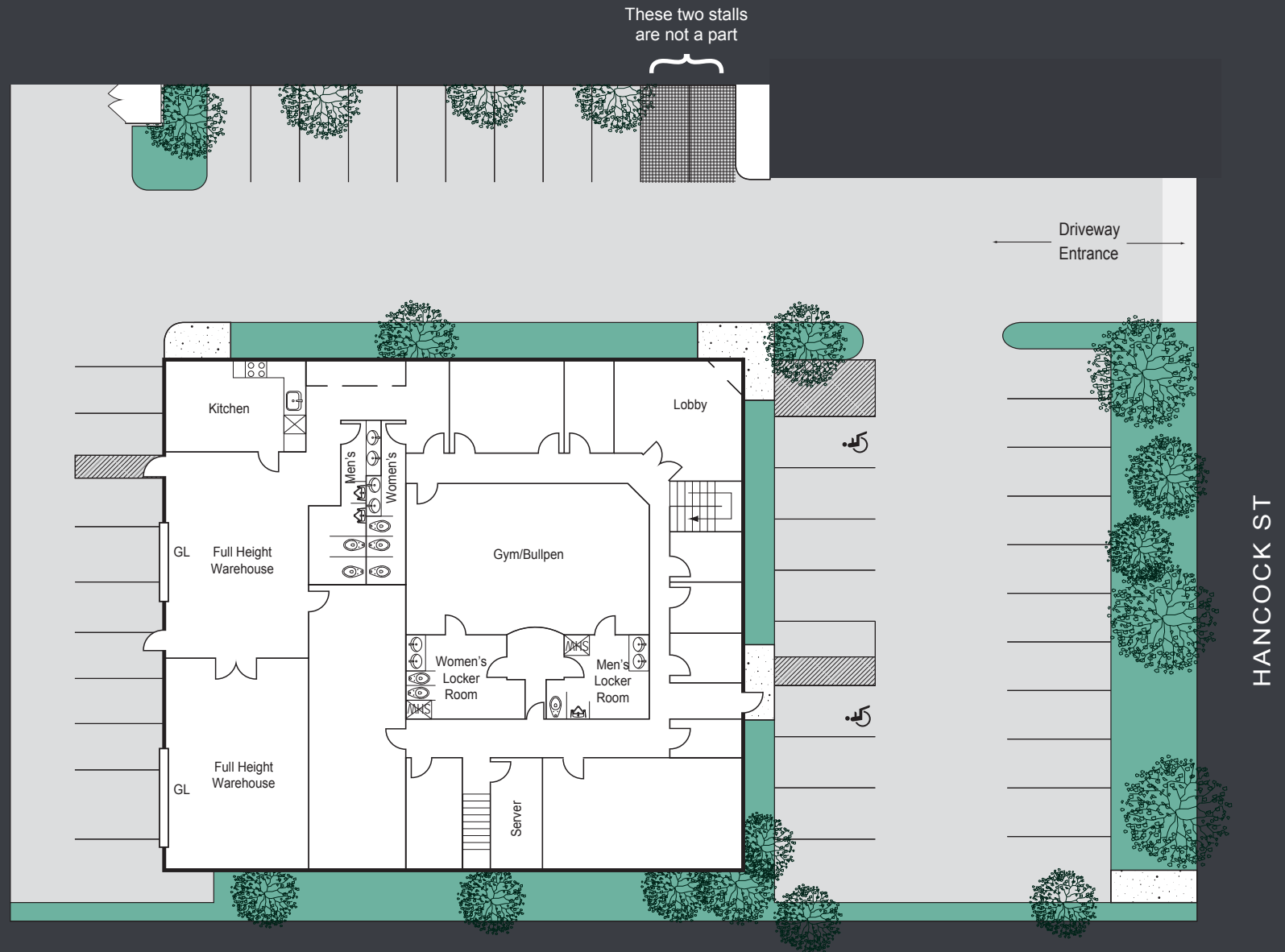
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Site Plan



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Interior Photos

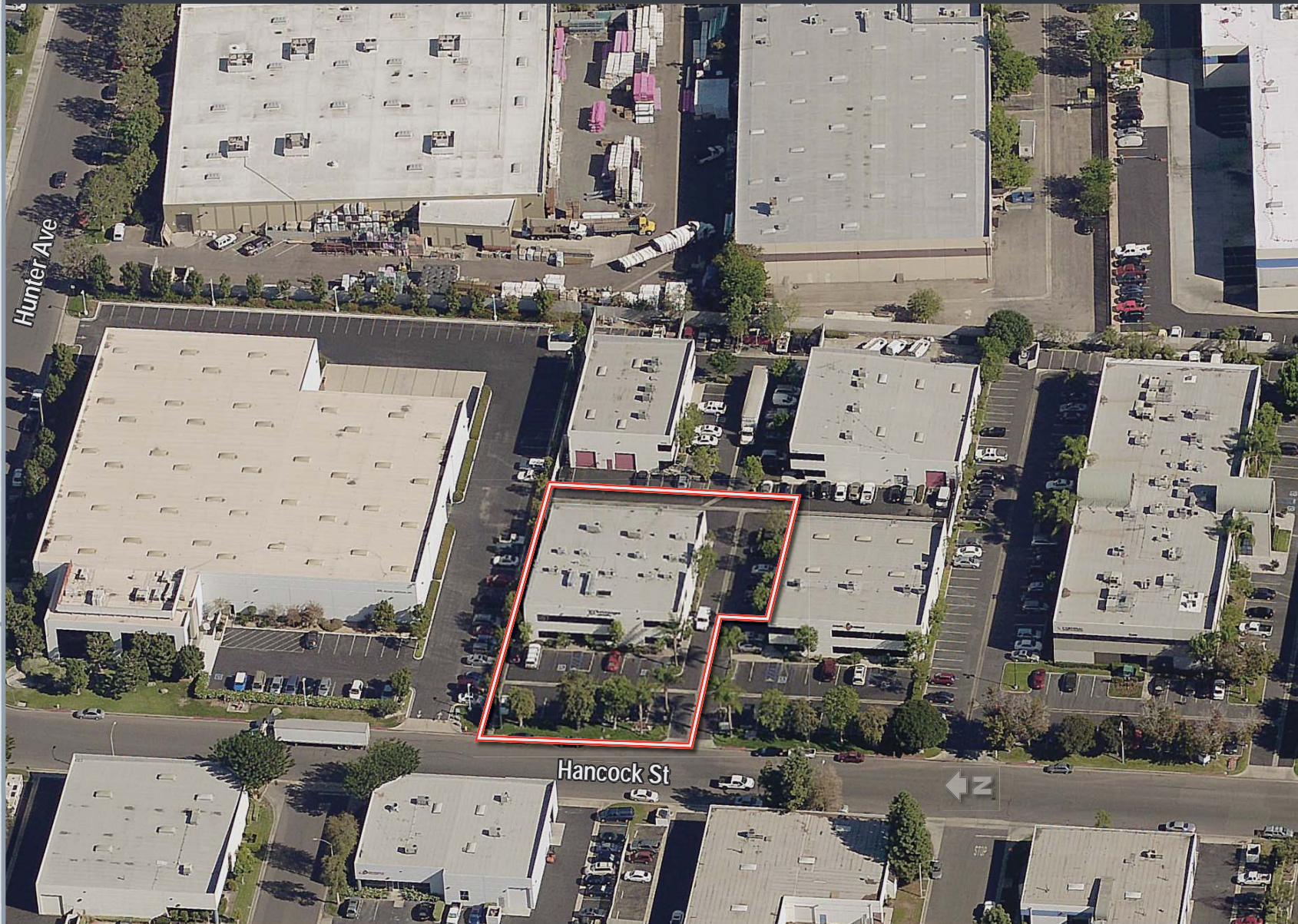


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Aerial



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