

Profile 1 of 1

**Summary (69610)**

**1552 & 1556 W.  
Embassy St.  
Anaheim, CA 92802**

<b>County:</b>	Orange
<b>Market:</b>	Other
<b>Sub Market:</b>	Other
<b>Property Near:</b>	W. Embassy St. & S. Loara St.
<b>Land Size (Acres)</b>	0.59 Acres
<b>Available SF:</b>	14,000 SF
<b>Building SF:</b>	14,000 SF
<b>Industrial SF:</b>	11,000 SF
<b>Office SF:</b>	3,000 SF

**Building**

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Mfg/Dist
<b>Year Built:</b>	1959
<b># Buildings:</b>	1
<b>ConstructionType:</b>	BLK
<b>Ceiling Ht:</b>	16' (Min)

**Utilities**

<b>Power:</b>	120/240 v 400 (2) a 3 p
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**Site**

<b>Land SF:</b>	25,883 SF
<b>Parcel Number:</b>	250-113-02
<b>Zoning:</b>	I

**Crane**
**General Listing/Transaction Information**

<b>Asking Price:</b>	\$3,080,000.00 \$220.00 Per SF
<b>Min Avail SF:</b>	7,000 SF
<b>Transaction Type:</b>	Sale
<b>Occupancy Type:</b>	Vacant

**Parking**

<b>Parking Ratio:</b>	1.70
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**Loading & Doors**

<b># GL/DID:</b>	4
<b>GL/DID Dim. (H x W)</b>	12x14
<b>Total Doors:</b>	4

**Contacts**

<b>Listing Broker(s)</b>	Matt Rossman Lee & Associates - Riverside 951.276.3615 mrossman@lee-associates.com John Maresca Bryan Industrial Properties 714.871.1314 john@bryanindprop.com
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**Comments**

**Property Comments:** Easy Access to the Santa Ana Freeway.

**Listing Comments:** Divisible to 7,000 SF. Full HVAC on 1556 Warehouse Side. Two, 400 Amp 120/240 Volt Panels. 0.21/1,500 SF GPM Calculated Sprinkler System. Fenceable Rear Yard With Drive Around Access.