

# FOR SALE

# 37,041 SF

## Major Street Frontage

*5,200 SF Bonus Metal Structure*



**4411 E. La Palma Avenue | Anaheim, CA**

*(Lakeview & La Palma)*

- High Image Corporate Headquarters
- 9,700 SF Executive Office Space (2 Story)
- 5,200 SF Bonus Metal Structure - Sprinklered
- Major Street Visibility
- Four (4) Ground Level Doors
- 1.74 Acre Parcel
- 1,400 SF Bonus Mezzanine
- Showroom Area
- Fenced and Secured Yard & Parking
- 22' Warehouse Clearance
- Fully Fire Sprinklered
- 600 Amps, 277/480 Volt (verify)
- 2:1 Car Parked
- Electrical Distribution Throughout
- Six (6) Restrooms
- Excellent Freeway Access (57, 91, 55)
- Adjacent 16,695 SF Building Available for Sale



**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

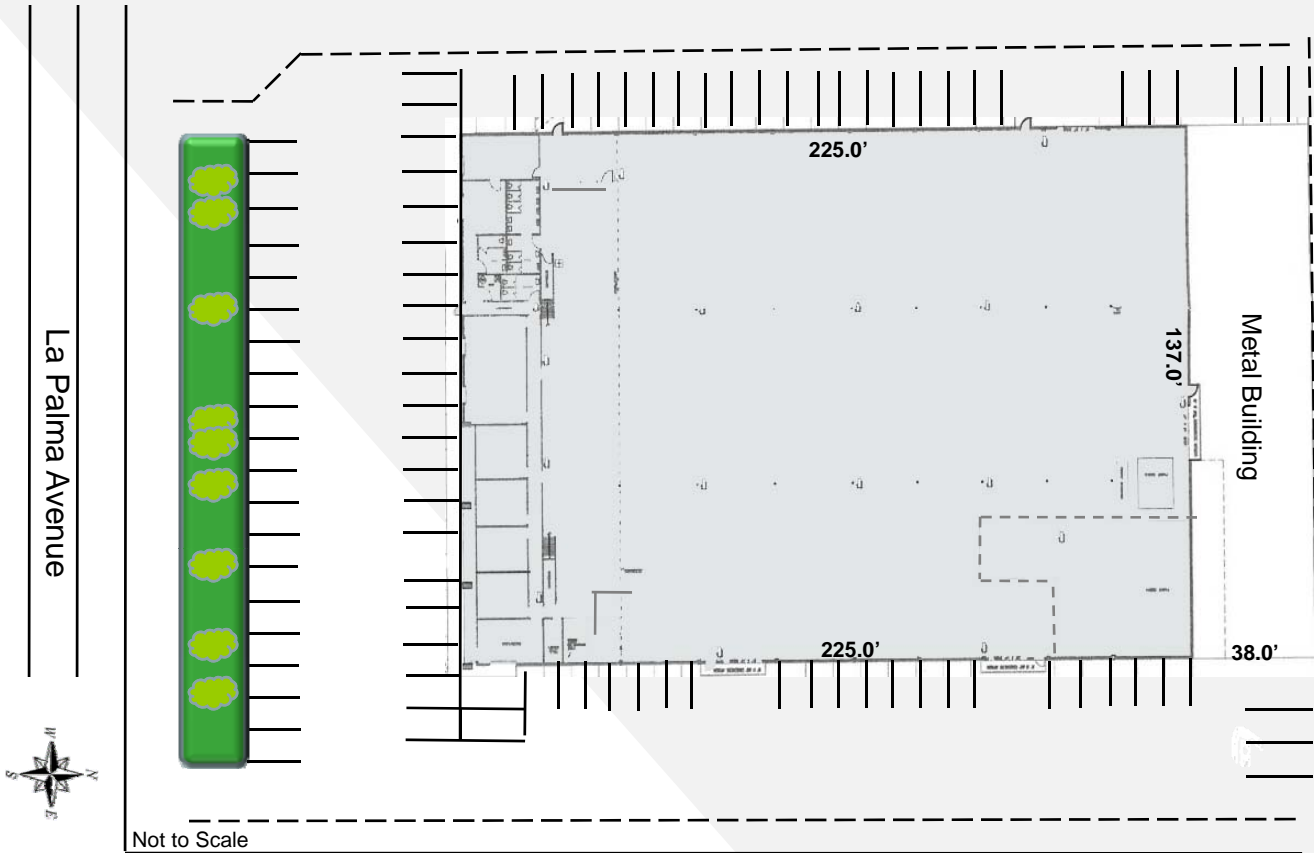
*For additional information, please contact:*

**Chris Migliori**  | p: 714.385.1801

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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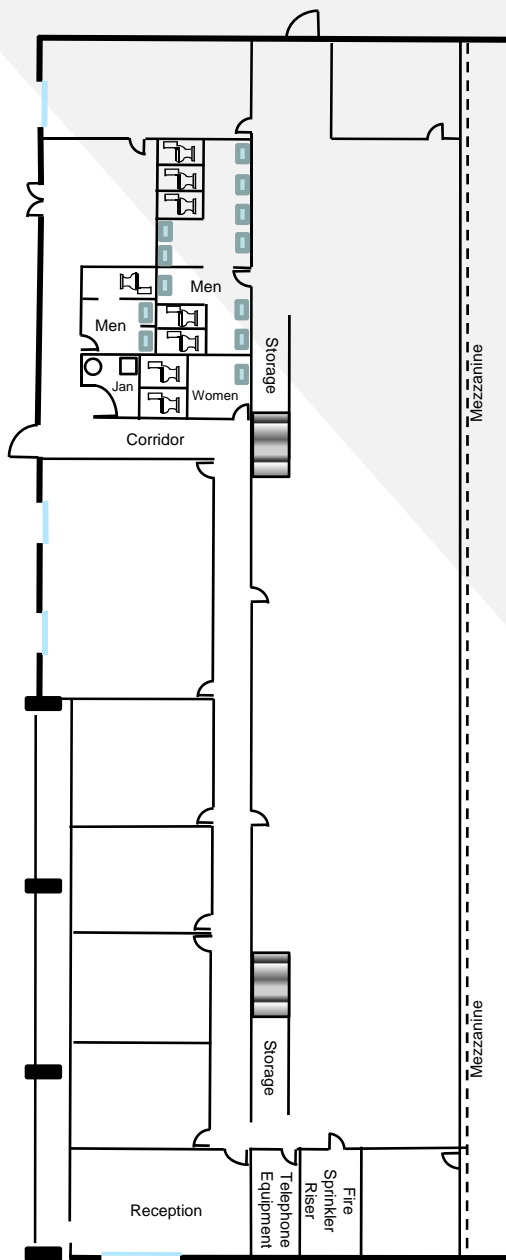
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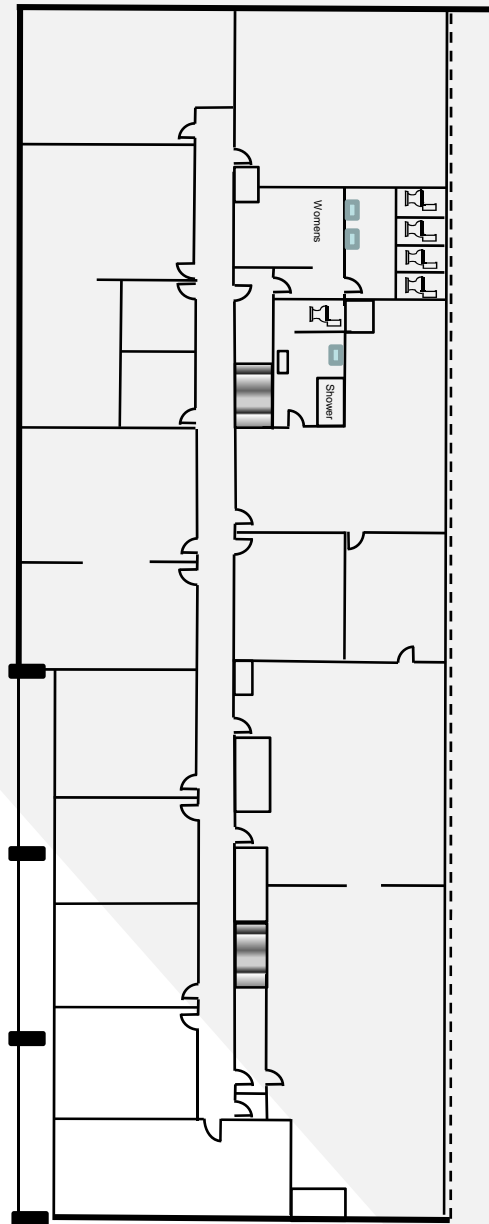
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First Floor



Second Floor

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