

# FOR LEASE

# ±31,140 SF FREESTANDING INDUSTRIAL PROPERTY

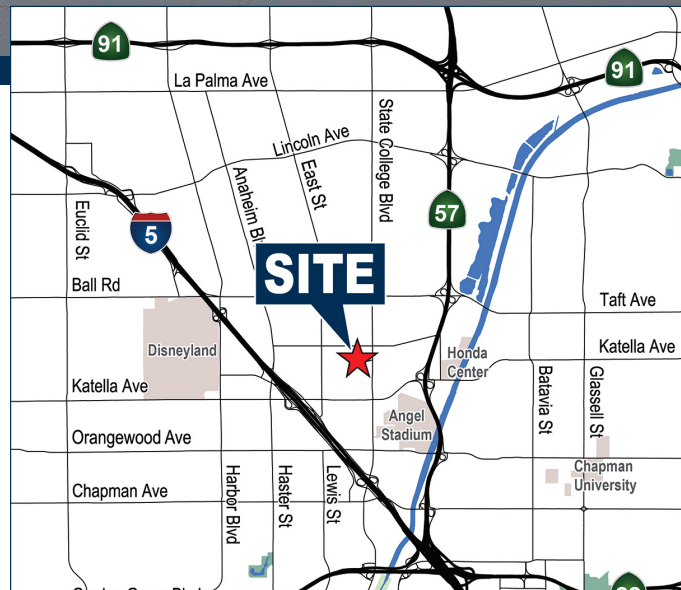
1543 S STATE COLLEGE BLVD | ANAHEIM, CA

**REFURBISHED AND  
READY FOR OCCUPANCY**



## PROPERTY FEATURES

- Highly Desirable "Tile Mile" Location
- ± 31,140 SF
- ± 2,600 SF Office Space
- 2 Dock High Doors
- 2 Ground Level Doors (1 Oversized Door)
- Minimum 16'6" Warehouse Clearance
- Small Fenced Yard
- 600 A, 240 V Power (Verify)
- Fully Fire Sprinklered
- Excellent Access to the **5**, **57**, **91** and **22** Freeways
- **Competitive Gross Lease Rate!**



Exclusively Offered By:

## Voit

REAL ESTATE SERVICES

2020 Main Street, Suite 100 | Irvine, CA 92614  
License #01991785 www.voitco.com



**LOREN CARGILE**  
Vice President | Partner  
License #01431329

**(714) 935-2306**  
LCargile@voitco.com



**MIKE CARGILE**  
Senior VP | Partner  
License #00491668

**(949) 263-5338**  
MCargile@voitco.com

1543 S STATE COLLEGE BLVD | ANAHEIM, CA - ±31,140 SF

INTERIOR PHOTOS



Exclusively Offered By:

**Voit**

REAL ESTATE SERVICES

2020 Main Street, Suite 100 | Irvine, CA 92614  
License #01991785 www.voitco.com



**LOREN CARGILE**

Vice President | Partner  
License #01431329

**(714) 935-2306**

LCargile@voitco.com



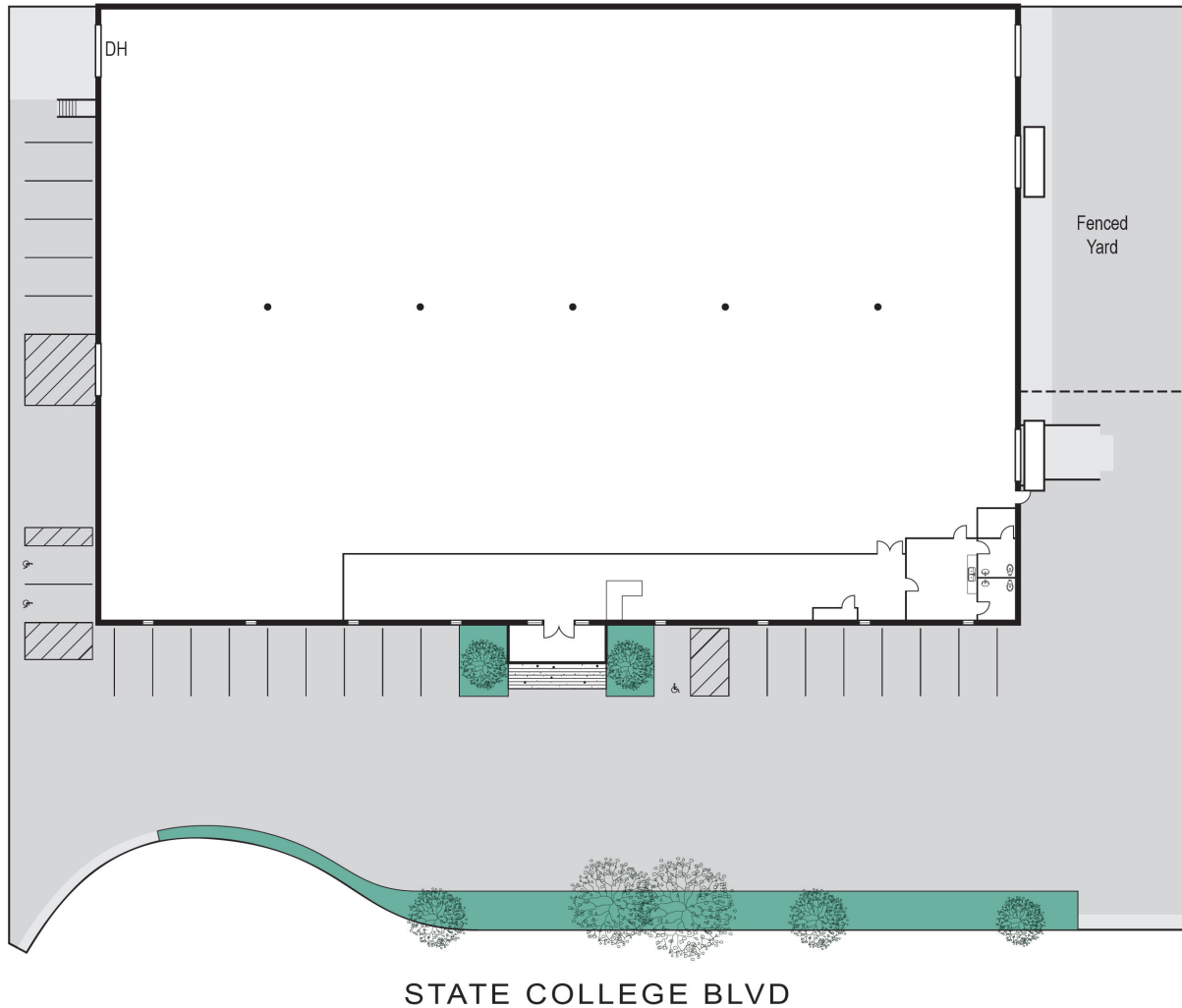
**MIKE CARGILE**

Senior VP | Partner  
License #00491668

**(949) 263-5338**

MCargile@voitco.com

SITE PLAN



Not to scale

STATE COLLEGE BLVD

Exclusively Offered By:

**Voit**

REAL ESTATE SERVICES

2020 Main Street, Suite 100 | Irvine, CA 92614  
License #01991785 www.voitco.com



**LOREN CARGILE**  
Vice President | Partner  
License #01431329

**(714) 935-2306**  
LCargile@voitco.com



**MIKE CARGILE**  
Senior VP | Partner  
License #00491668

**(949) 263-5338**  
MCargile@voitco.com

# 1543 S STATE COLLEGE BLVD | ANAHEIM, CA - ±31,140 SF

## LOCATION AERIAL



## PROPERTY AERIAL



Exclusively Offered By:

# Voit

REAL ESTATE SERVICES

2020 Main Street, Suite 100 | Irvine, CA 92614  
License #01991785 [www.voitco.com](http://www.voitco.com)



**LOREN CARGILE**

Vice President | Partner  
License #01431329

**(714) 935-2306**

[LCargile@voitco.com](mailto:LCargile@voitco.com)



**MIKE CARGILE**

Senior VP | Partner  
License #00491668

**(949) 263-5338**

[MCargile@voitco.com](mailto:MCargile@voitco.com)