

# FOR SALE

**6,126 +/- SQ. FT.**  
FREESTANDING BUILDING WITH A LARGE FENCED YARD  
**91 FREEWAY SIGNAGE**

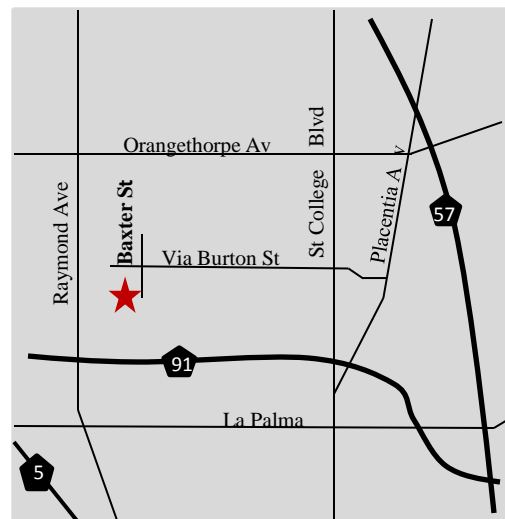


**1407 BAXTER STREET, ANAHEIM, CA**

**Features:**

- DIVISIBLE
- 1,115 +/- SF OF OFFICE SPACE
- 200 AMPS, 440 VOLT POWER
- LARGE FENCED YARD (8,400 SQ. FT.)
- 14' WAREHOUSE CLEARANCE
- POWER AND AIR LINE DISTRIBUTION
- FREE SPAN BUILDING
- SHOP RESTROOM
- CONCRETE YARD
- 14,530 SQ. FT. LOT
- EXCELLENT FREEWAY ACCESS
- SITE PLAN ON REVERSE

**Ashwill**  
**Associates**  
COMMERCIAL REAL ESTATE



For Further Information, Contact:

**TOM MULROONEY**  
**(714) 456-0500**

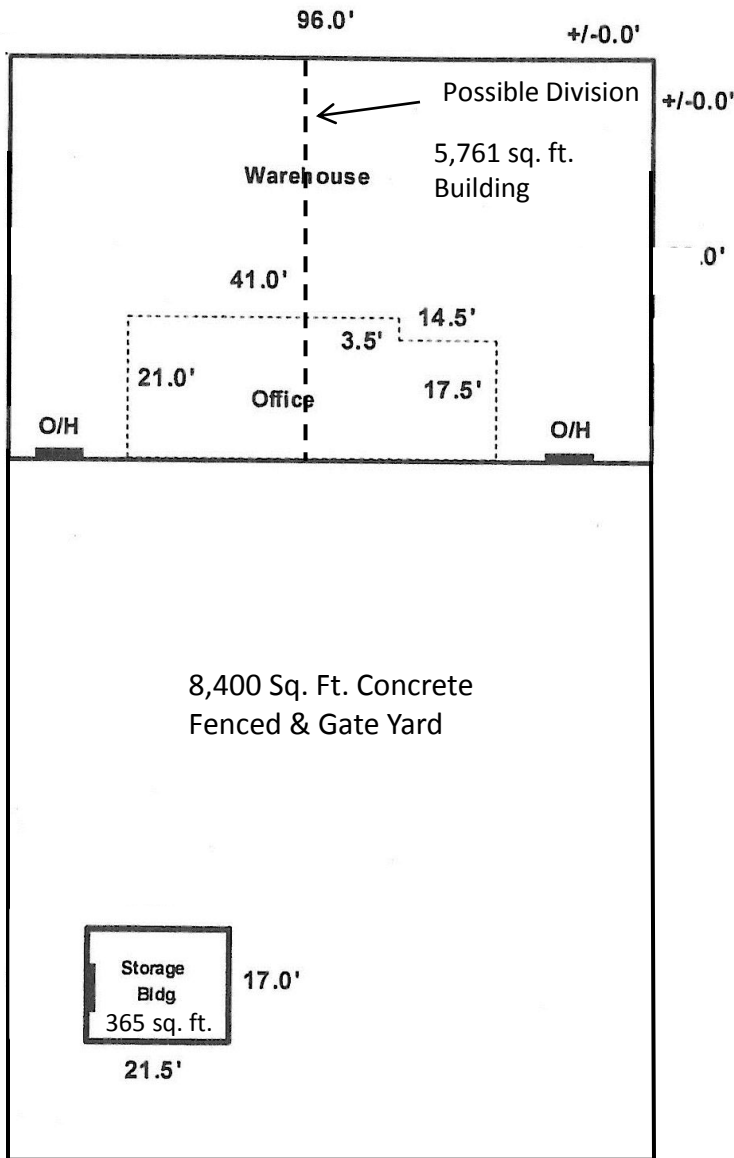
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*Information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy, we do not guarantee it. Buyers and tenants should verify information independently.*

SITE PLAN



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