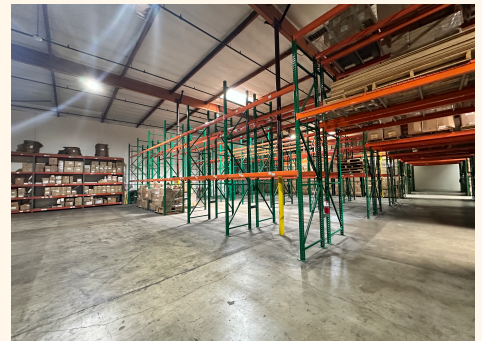


AVAILABLE NOW · VACANT

9,100 SF Dead Storage

1160 N. Cosby Way · Anaheim, CA 92806

Across from Kaiser Permanente Anaheim Medical Center



9,100 SF

AVAILABLE AREA

65' x 140'

CLEAR RECTANGLE

22'

MINIMUM CLEARANCE

1 GL

GROUND LEVEL DOOR

PROPERTY HIGHLIGHTS

9,100 SF of dedicated dead storage — a clear 65' x 140' rectangle

One ground level door serving the storage area

Directly across from Kaiser Permanente Anaheim Medical Center

Vacant and available for immediate occupancy

22' minimum clearance · fully sprinklered

New Warehouse Racking can remain in-place



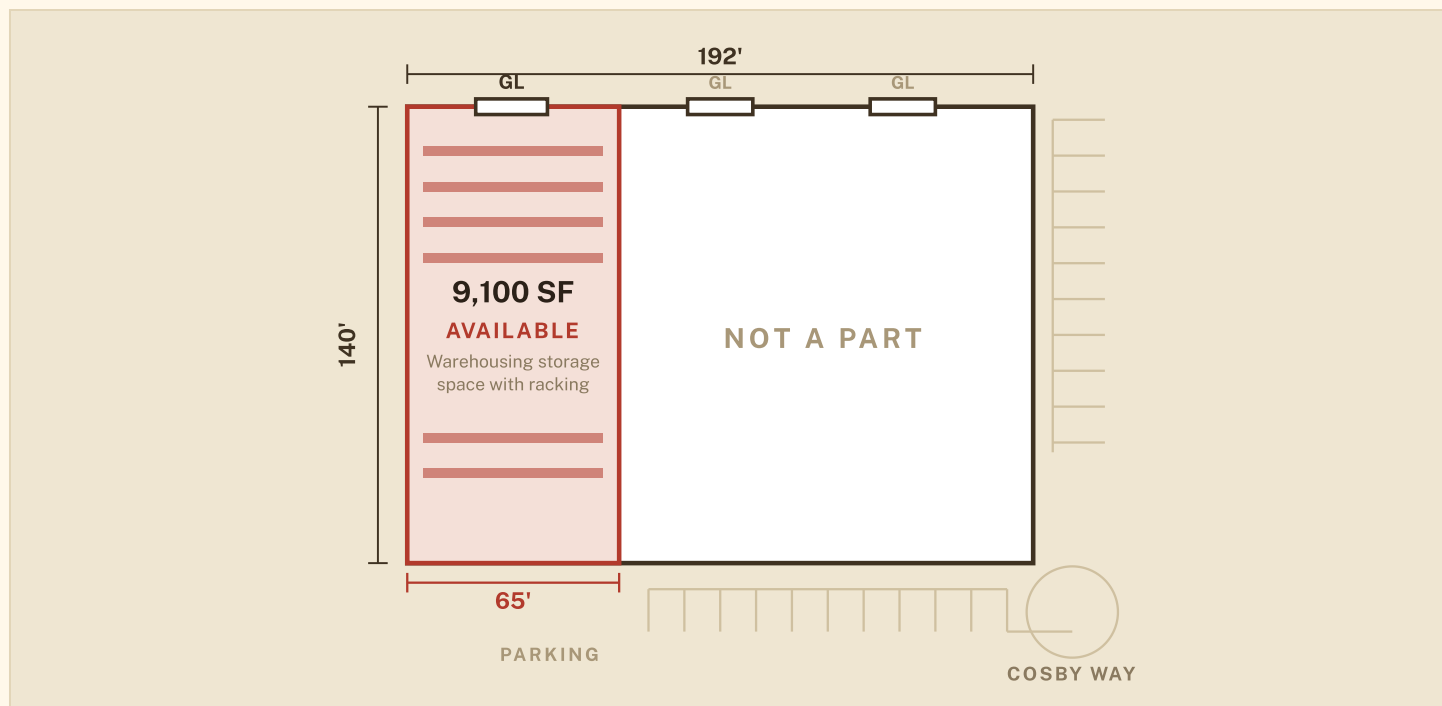
Scott Seal · Principal

D 714.564.7159 · C 949.278.2975 · sseal@lee-associates.com

Lee & Associates — Orange · 1004 W. Taft Ave, Suite 150, Orange, CA 92865 · Lic. 01412407 · Corporate ID 01011260

1160 N. Cosby Way

DEAD STORAGE WAREHOUSE · ANAHEIM, CA



Available dead storage area — 65' × 140' · 9,100 SF

Schematic — see recorded site plan. Dimensions approximate.

INSIDE THE SPACE



LOCATION

Directly across from the Kaiser Permanente Anaheim Medical Center campus, in the Cosby Way industrial pocket off La Palma Avenue — minutes from the SR-91, SR-57 and I-5 interchanges.

- Gated, fenced parking and truck court
- Anaheim industrial submarket · North Orange County
- Records, inventory overflow and seasonal storage



Scott Seal · Principal

D 714.564.7159 · C 949.278.2975 · sseal@lee-associates.com

Information from sources believed reliable but not warranted. Tenant to independently verify all data.