# Industrial Property For Lease

(562) 697-5000

## 1 1301 S State College Blvd., Anaheim, CA 92806



### Property Details

| | |
|---|---|
| Rental Rate | $2.16 PSF |
| Lease Type | NNN |
| Year Built | 1980 |
| Zoning | M1 |

### Broker Information


Dustin Wheelan
562-762-3120

Alec Labrada
562-201-0195


### Spaces

| # | Space Avail. | Rental Rate | Office SF | Lease Type | Date Avail. | Description |
|---|---|---|---|---|---|---|
| Unit B | 7,356 SF | $2.16 PSF | | NNN | 1/1/27 | Excellent opportunity to lease an industrial/showroom property prominently positioned along South State College Boulevard in Anaheim. This property offers outstanding street visibility along a major commercial thoroughfare, making it an attractive location for businesses seeking a combination of retail presence, showroom functionality, and industrial operations. CAMS $0.46 psf |

### Property Description

The property features an attractive street-facing storefront with expansive building frontage, large display windows, and covered pedestrian access. Its prominent positioning provides excellent exposure to passing traffic while offering convenient on-site customer and employee parking. The property also benefits from rear service access, providing functionality for deliveries, loading, and day-to-day business operations. Situated within an established commercial and industrial corridor, the location is surrounded by a variety of retail, showroom, and industrial businesses. Ideal for businesses seeking a versatile space with strong visibility, convenient accessibility, and a professional commercial presence.




All information was obtained from sources deemed reliable while considered accurate, we make no guarantee, warranty or representation.