ANAHEIM LANDING

COMING SOON:
A FRESH NEW LOOK—FUTURE RENOVATIONS PLANNED
Please note these are renderings and subject to change

UNDER NEW OWNERSHIP

1440 S. STATE COLLEGE BLVD. & 2031-2051 E. CERRITOS AVE. | ANAHEIM | CA | 92806

FOR MORE INFORMATION:

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Lic. 01705038

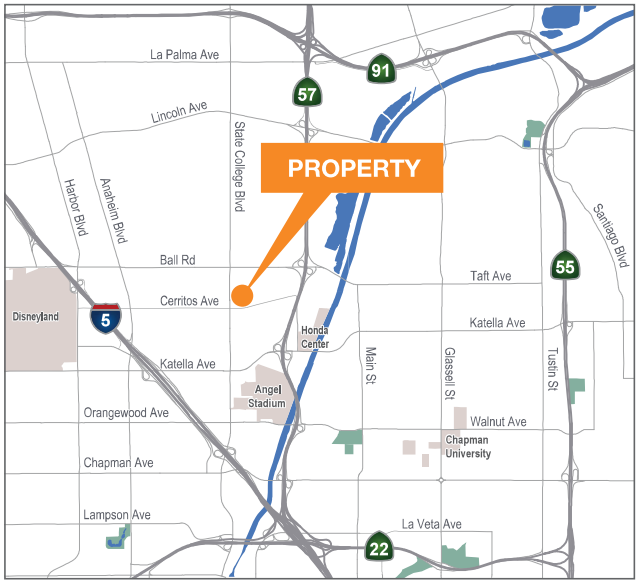
VOIT REAL ESTATE SERVICES
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

Voit
REAL ESTATE SERVICES

bkm

PROPERTY FEATURES

- High Image Business Park
- Tile Mile/Home Improvement Center Applications
- Units Range from 800 - 7,000 Sq. Ft.
- Office & Industrial Units Available
- Ground Level Loading
- State College Boulevard Frontage
- 2:1 Parking Ratio (2 Spaces per 1,000 Sq. Ft.)
- Platinum Triangle Location
- Institutionally Owned & Professionally Managed
- Minutes from Angel Stadium & Disneyland



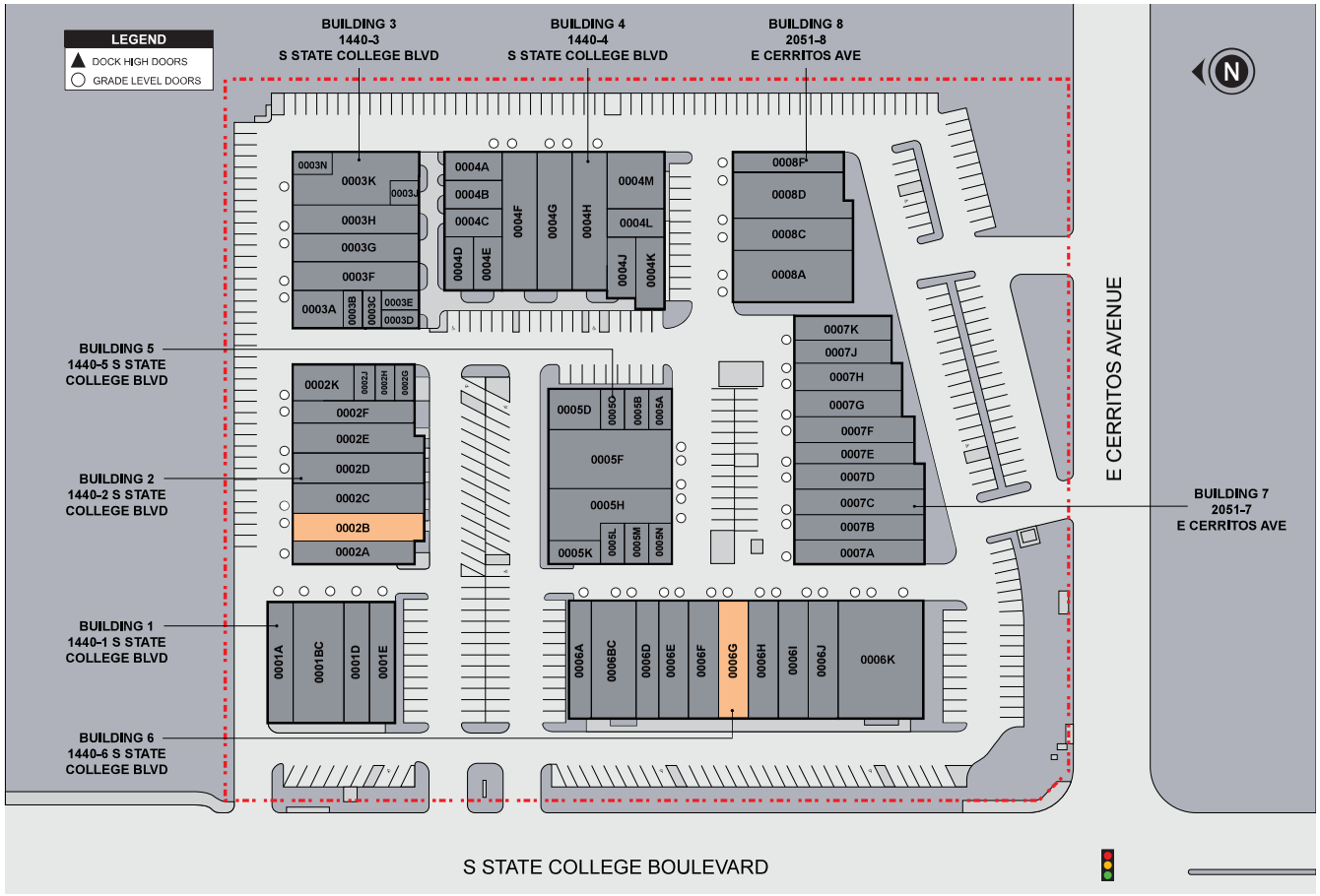
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Voit Real Estate Services, DRE License #01991785.

ANAHEIM LANDING

SITE PLAN

UNDER NEW OWNERSHIP

bkm



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AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
6G	±2,711	±1,494	$1.75 Gross	Frontage on State College. Showroom, open office areas, 2 private offices, 2 restrooms, and large warehouse with ground level loading doors.
2B	±2,714	±1,510	$1.73 Gross	Reception, open office area, 3 private offices, conference room, 2 restrooms, and large warehouse with ground level loading door.

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ANAHEIM LANDING

1440 S. State College Blvd., Anaheim, CA

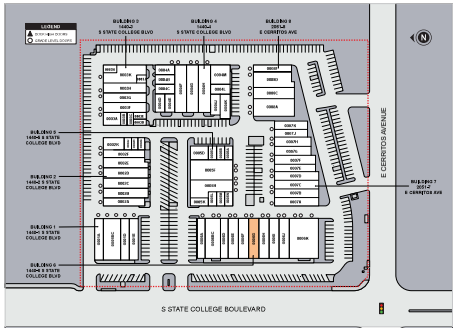
UNDER NEW OWNERSHIP

STE 6G

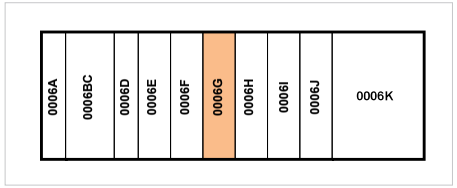
SUITE DATA:

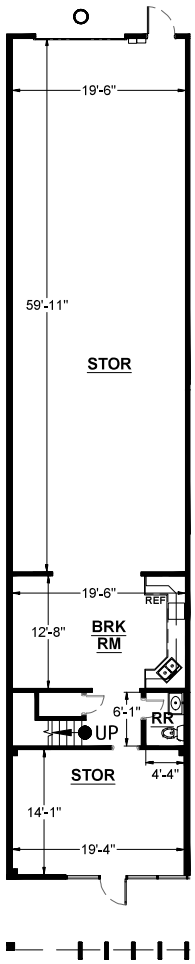
OFFICE AREA	±1,494 SF
WAREHOUSE AREA	±1,217 SF
TOTAL SUITE AREA	**±2,711 SF**
CLEAR HEIGHT	12'-1" - 13'3"
O GRADE LEVEL DOORS	1

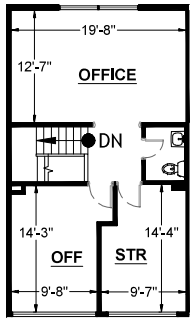
SITE KEY PLAN:



BUILDING KEY PLAN:







SECOND FLOOR

FOR MORE INFORMATION

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1440 S. State College Blvd., Anaheim, CA

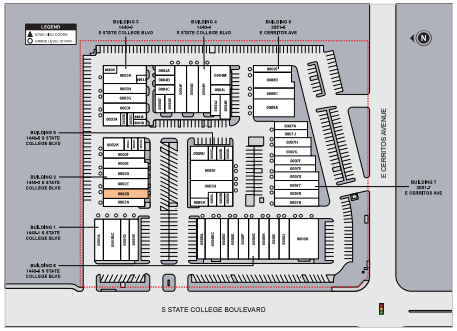
UNDER NEW OWNERSHIP

STE 2B

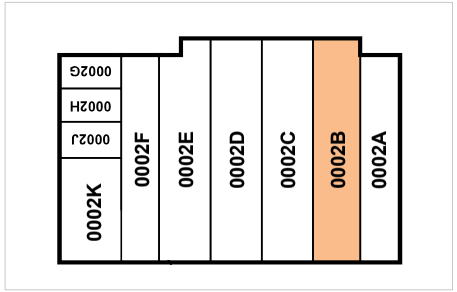
SUITE DATA:

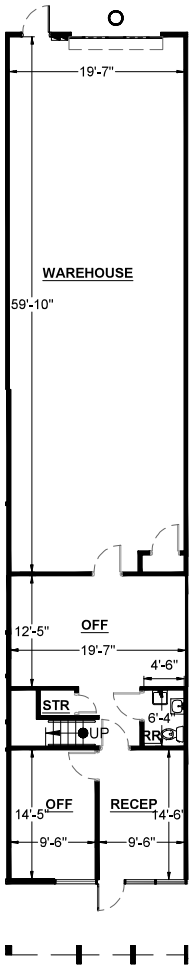
OFFICE AREA	±1,510 SF
WAREHOUSE AREA	±1,204 SF
TOTAL SUITE AREA	**±2,714 SF**
CLEAR HEIGHT	12'-4" - 13'2"
O GRADE LEVEL DOORS	1

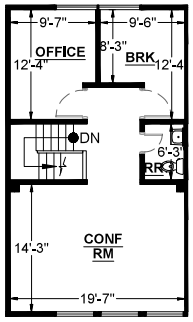
SITE KEY PLAN:



BUILDING KEY PLAN:







SECOND FLOOR

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AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP

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NEARBY AMENITIES

NEARBY AMENITIES

- Disneyland
- Angel Stadium
- Honda Center
- OCVibe
- Anaheim Convention Center
- ARTIC (Anaheim Regional Transportation Intermodal Center)

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