

TRI FREEWAY BUSINESS PARK

MULTI-TENANT BUSINESS PARK



- » Multi-Tenant Business Park
- » Unrivaled Freeway Visibility
- » Direct Access to Interstates (5) & (91) Freeway
- » Ample Parking
- » R&D/Industrial, Office Uses

TRI FREEWAY BUSINESS PARK
700 N. VALLEY STREET, ANAHEIM, CA

For more information, please contact:



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

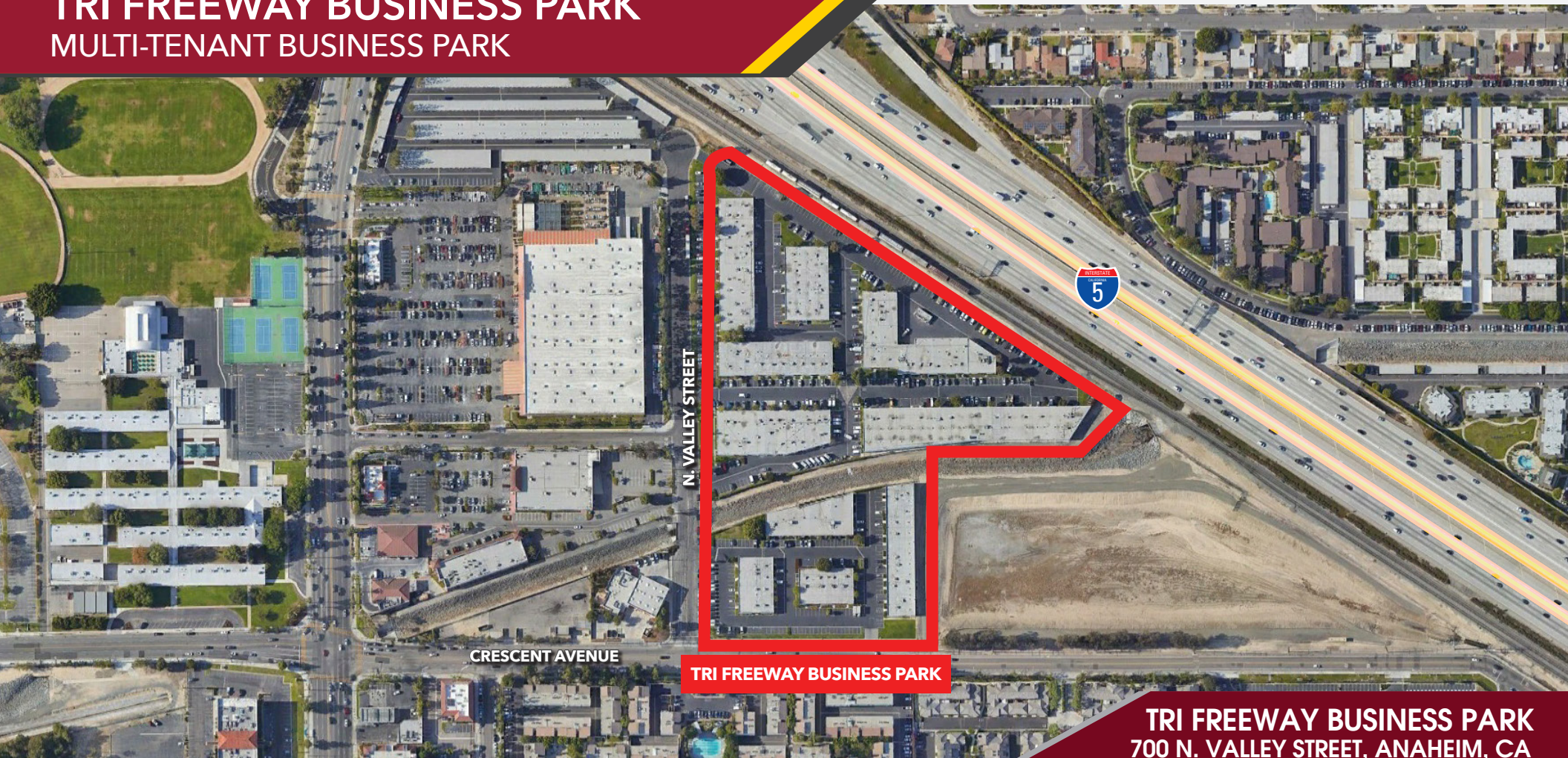
Visit

www.tri-freewaybp.com

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PROPERTY SUMMARY

The Tri-Freeway Business Park project will accommodate various uses including flex, industrial, and office with an abundance of parking. The project is in the heart of Anaheim, California & has direct freeway access to the 91 Freeway and Interstate (5).

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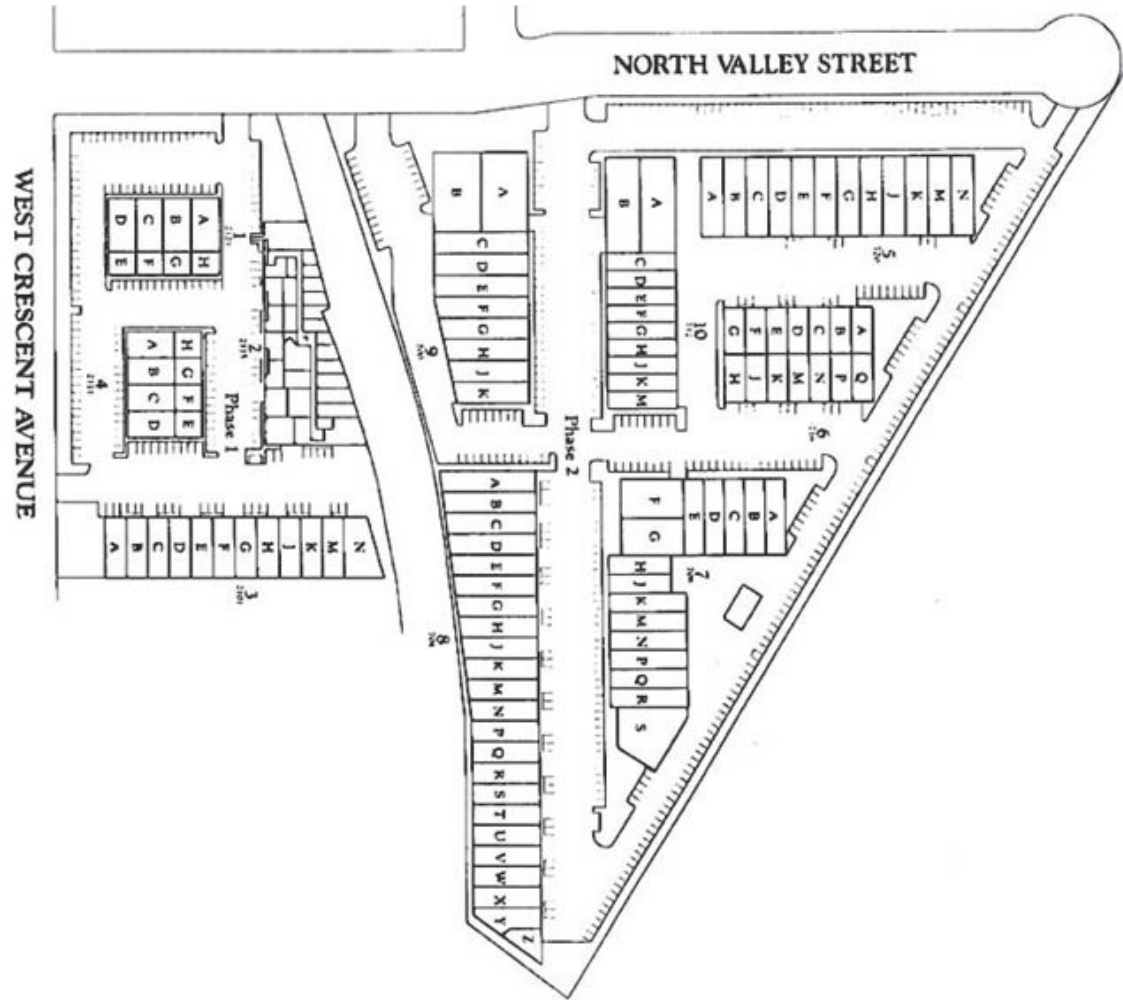
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SITE PLAN



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FLOOR PLAN

FLOOR PLAN COMING SOON!

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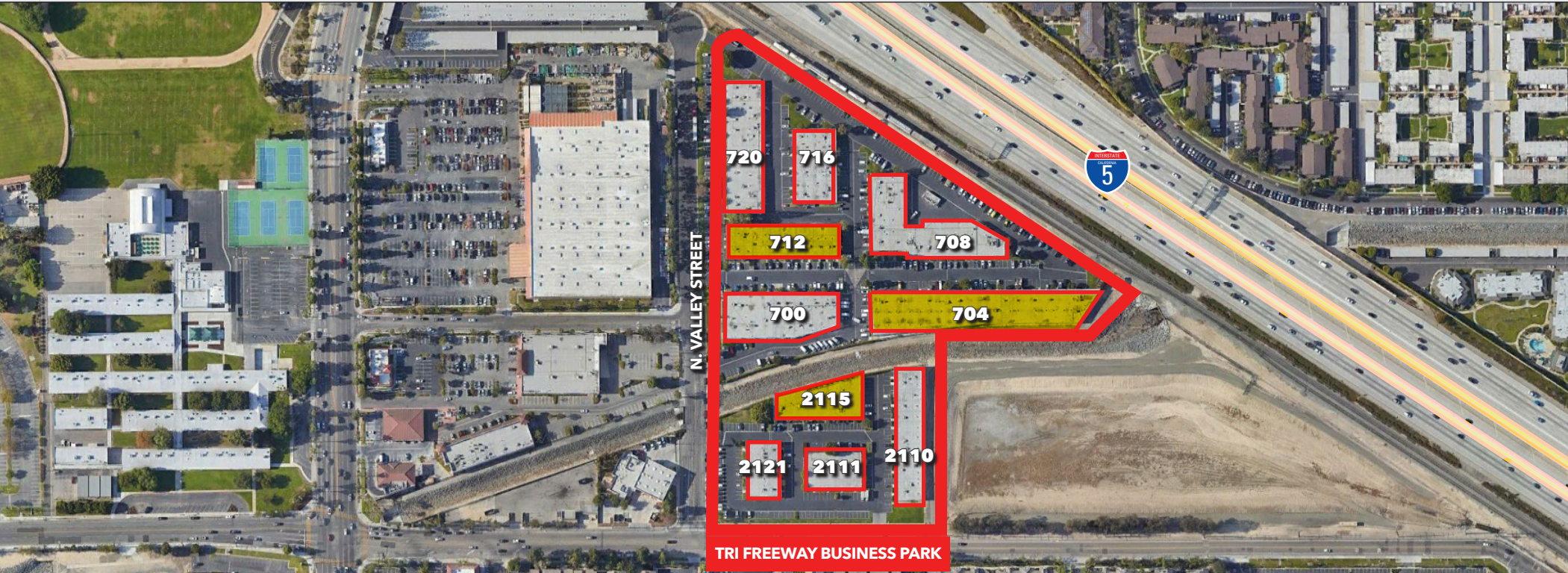
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AVAILABLE PROPERTIES

BLDG	SUITE	SF	RATE/PSF	COMMENTS
704 N VALLEY	G	±1,898	CALL BROKERS	VACANT \$.17 CAM
704 N VALLEY	M	±1,718	CALL BROKERS	VACANT \$.17 CAM
704 N VALLEY	X	±1,500	CALL BROKERS	VACANT \$.17 CAM
712 N VALLEY	K/M	±3,000	CALL BROKERS	VACANT \$.17 CAM
2115 W CRESCENT	08	±308	CALL BROKERS	VACANT \$.17 CAM
2115 W CRESCENT	225	±154	CALL BROKERS	VACANT \$.17 CAM



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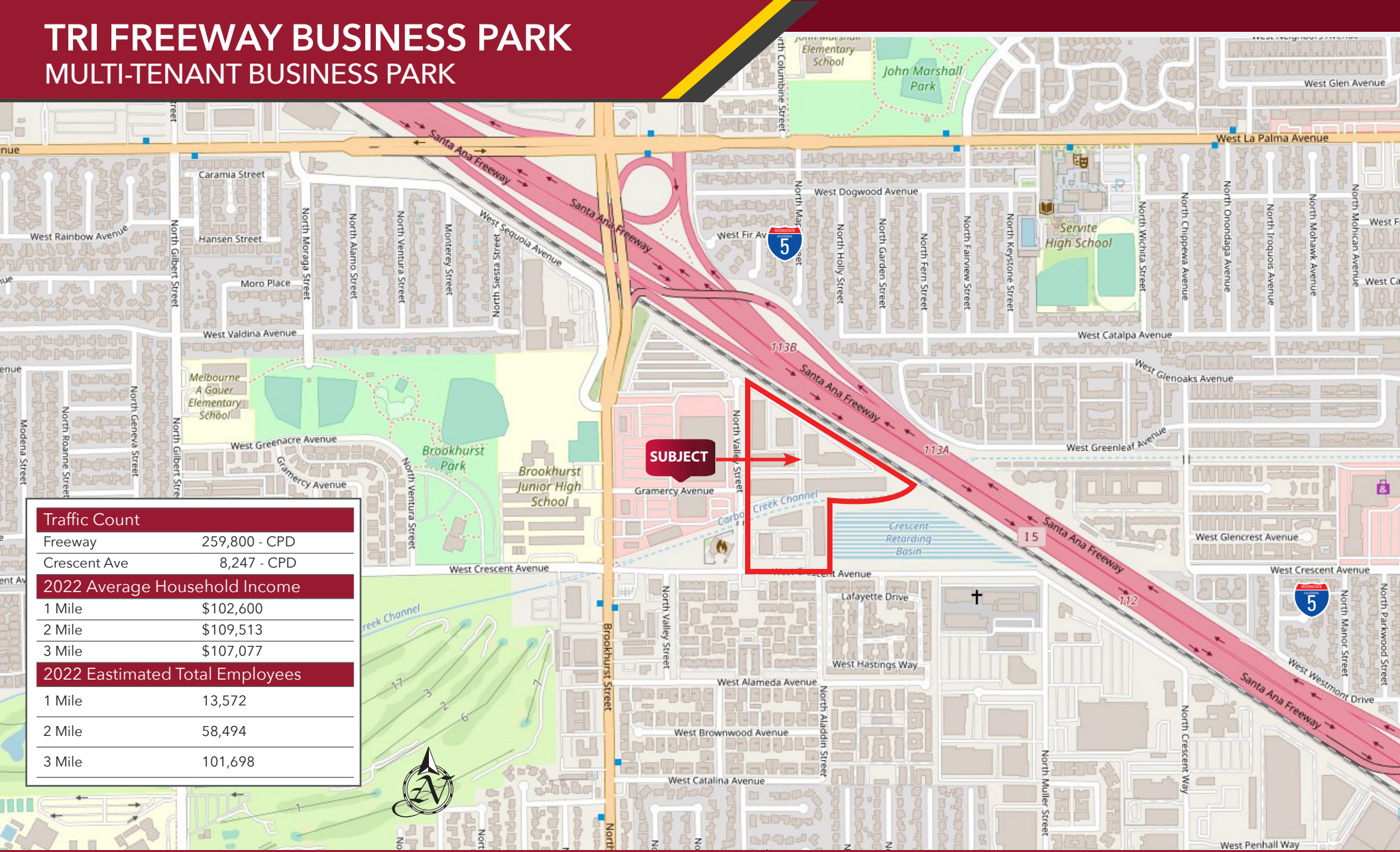
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ANAHEIM, CA

Anaheim is Orange County's largest industrial submarket, containing 50.8 million SF of inventory. Industrial space users are attracted to the area's access via major freeway arteries to Inland Empire and the ports in Los Angeles and Long Beach, as well as its large logistics and warehousing workforce. Given its breadth of inventory, investment activity in Anaheim typically ranks among the highest across Orange County submarkets.

**Costar: According to CoStar, the largest purveyor of commercial real estate information*



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