



COMMERCIAL REAL ESTATE SERVICES

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Lee & Associates Orange Negotiates \$6.39 Million Anaheim Industrial Sale

ANAHEIM, Calif.—November 16, 2016--A 37,561-square-foot industrial building located at 4340 E. Mira Loma Ave. in Anaheim, was sold for \$6.39 million.

Luke Hudson, a principal in the Orange office of Lee & Associates, the largest broker-owned commercial real estate firm in North America, represented the buyer, 4340 E. Mira Loma LLC. The seller, AMZ Properties, was represented by Joe Kim of ReMax.

“This Class A distribution building, ~~which includes~~ with upgraded power, was an ideal East Anaheim Canyon location for the buyer, which manufactures abrasive sanding belts, buffing wheels and polishing components,” said Hudson. “The property is also situated directly across the street from their previous location and will accommodate their growth by giving them an additional 14,000 square feet **under one roof**. The consolidation from two small buildings into one larger building is expected to significantly increase efficiency.”

The building, which was built in 2000 and sits on 1.73 acres, includes 5,000 square feet of recently remodeled and renovated office space, 24-foot warehouse clearance, two dock-high doors and four GL doors, a secured fenced yard as well as 1,600 amps of 277/480 volt power.

According to Hudson, the buyer expects to fully occupy the building by early December.

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About Lee & Associates

Celebrating more than 37 years of leadership excellence in commercial real estate, Lee & Associates is the largest broker-owned firm in North America with locations across the U.S. and Canada including Arizona, California, Colorado, Florida, Georgia, Idaho, Illinois, Indiana, Maryland, Michigan, Minnesota, Missouri, Nevada, New Jersey, New York, Ohio, Pennsylvania, South Carolina, Texas, Vancouver BC and Wisconsin. With more than 800 brokers nationwide, Lee & Associates provides a wide range of specialized commercial real estate services on a local, regional and national level. For the latest news from Lee & Associates, visit lee-associates.com or follow us on [Facebook](#), [LinkedIn](#) and [Twitter](#).