

FOR SALE or LEASE ***±53,344 Sq. Ft.***

The Premier Facility on "Tile Mile"



1701 S. State College Blvd, Anaheim, CA 92806

1701 S. State College Blvd. presents a rare opportunity to acquire one of Anaheim's most recognizable commercial showroom and manufacturing facilities. The property encompasses approximately 53,344 sq. ft. across three buildings, including a 37,450 sq. ft. primary structure, a 14,637 sq. ft. rear facility, and 1,257 sq. ft. auxiliary building.

Situated on Anaheim's renowned "Tile Mile", the property features extensive showroom improvements, on site manufacturing capabilities, and a fully fenced, heavy-duty concrete yard designed to accommodate substantial operational demands. Its exceptional street presence, strategic location, and fee simple ownership opportunity, make this a premier Southern California commercial asset.



For Further Information Contact Exclusive Agent:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Premier Anaheim Showroom & Manufacturing Facility



HEAVY TRAFFIC COUNT ON STATE COLLEGE BLVD.

BUILDING FEATURES:

Main Building:	±37,450 sq. ft.
Electrical Power:	800 AMPS, 277/480v, 3ph/4w
Rear Building:	±14,637 sq. ft.
Electrical Power:	#1: 400 AMPS, 120/240v, 3ph/4w #2: 600 AMPS, 120/240v, 3ph/4w
Auxiliary Building:	±1,257 sq. ft.

PROPERTY FEATURES:

- Two-Story Showroom with Frontage Glass & Skylights
- Beautiful Offices with High-End Finishes
- 16' Warehouse Clearance
- Ground Level Loading
- Fully Fire Sprinklered
- Skylights
- Large Fenced Concrete Yard
- 2.14/1,000 Parking Ratio
- 2.33 Acres Parcel
- Zoning: Industrial/Commercial
- APN: 082-262-01
- Complete Manufacturing and Production on Site
- Heavy Traffic Count on State College Blvd.
- Near SR-57, SR-22, SR-91, I-5, and ARTIC Transportation Hub
- Near Angel Stadium and Honda Center and OCVIBE



SHOWROOM, OFFICES & COMPLETE MANUFACTURING





1701 S. State College Blvd., Anaheim California

Located in the heart of Anaheim's nationally recognized "Tile Mile", 1701 S. State College Blvd. benefits from one of the region's most established destinations for flooring, cabinetry, stone, and design-related businesses. The corridor attracts contractors, designers, builders, and consumers from throughout Southern California and beyond, creating exceptional exposure and long-term business synergy.

With immediate access to major transportation routes and proximity to Angel Stadium, Honda Center, the Anaheim Regional Transportation Intermodal Center, and the 57 Freeway, this landmark property offers a unique combination of visibility, accessibility, and functionality.

For Further Information Contact Exclusive Agent:

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**SCAN HERE FOR
TOUR OF FACILITY**

**Please Contact Dan Kruse
For a complete Site Plan**

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