



TOPSKY
REAL ESTATE GROUP



2639 W Woodland Drive Anaheim, CA 92801

Office/Industrial Unit For Sale - Rare Ownership Opportunity

Position your business at Woodland Business Park, a professionally managed, multi-tenant industrial community in West Anaheim. Featuring a flexible layout and a highly strategic location, this opportunity is well-suited for owner-users and investors looking to establish a presence in a thriving submarket.

Property Highlights

- Optimal Office/Warehouse Split: Features ± 951 SF ($\pm 55\%$) of functional office area.
- Warehouse area with 14' maximum ceiling height (buyer to verify) and one (1) ground-level loading door.
- Professional Environment: Well-maintained business park with generous parking and proactive property management.

Strategic Location

- Immediate Freeway Access: Ideally situated just off the I-5 and SR-91 freeways, ensuring seamless connectivity for employees, clients, and vendors.
- Prime Neighborhood: Located near the major intersection of Magnolia Ave & La Palma Ave in the heart of West Anaheim's industrial hub.

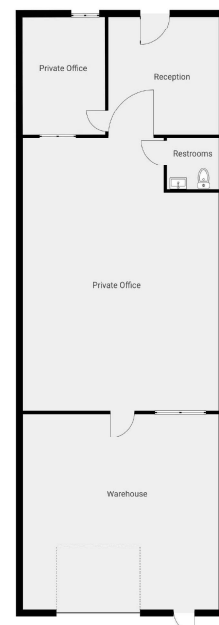
Industrial Condo For Sale

$\pm 1,727$ SF

Exclusively Listed By

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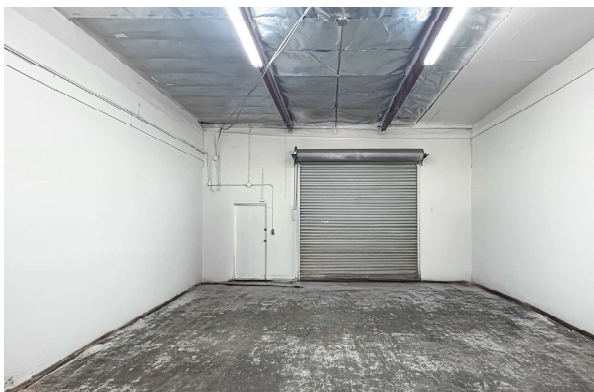
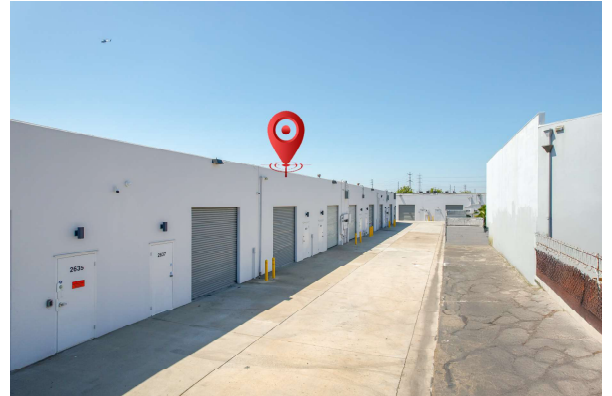
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Not to scale

Industrial Condo For Sale ±1,727 SF

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