

**3431 E La Palma Ave  
Anaheim, CA 92806**

**16,900 SQ FT BUILDING  
0.96 ACRE LAND**



**Nicole Han**

Listing Agent

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# STAND-ALONE INDUSTRIAL

16,900 SQ FT - 0.96 ACRE LOT - APN# 345-201-10

Introducing a prime 16,900 SF industrial building on a 0.96 acre lot, ideally situated as a standalone property with major street frontage and convenient freeway access. Located on a prominent corner lot adjacent to Kaiser Permanente Hospital, this facility offers both visibility and accessibility. The property features a large, fenced yard with drive-around access and a motorized back gate for enhanced security. It is equipped with 4 ground-level doors and boasts an 18 FT clear ceiling height, making it suitable for a variety of industrial uses. The building is fully sprinklered and includes an updated office area with central AC and fiber internet. The interior consists of approximately 2,400 square feet of office space and 14,500 square feet of warehouse space, providing a balanced and functional layout for your business needs. Don't miss this opportunity to secure a versatile industrial space in highly desirable Anaheim Canyons!



3431 E. LA PALMA AVE

# PROPERTY FEATURES

*Located in Anaheim Canyons; Where Innovation Meets Industry!*

## Notable Neighbors in the Canyons

1. Mercial Inc.
2. Zyxel Communications
3. Cadence Aerospace
4. Reborn Cabinets, Inc
5. Pacific Sunwear
6. Sunny Delight Beverages Co.

## Highlights

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- Major Street Frontage + Easy Freeway and Commuter Rail access
- Large Fenced Yard with Drive Around Access
- Motorized Back Gate for Enhanced Safety
- Four (4) Ground Level Doors
- 18" Warehouse Clear Height
- 400 Amp Panels (buyer to verify)
- LED warehouse lights and epoxied floors
- Updated office with Central AC and Fiber Internet
- Fully Fire Sprinklered
- 14,500 Warehouse Space - 2,400 Office Space
- 2 Warehouse + 2 Office Restrooms

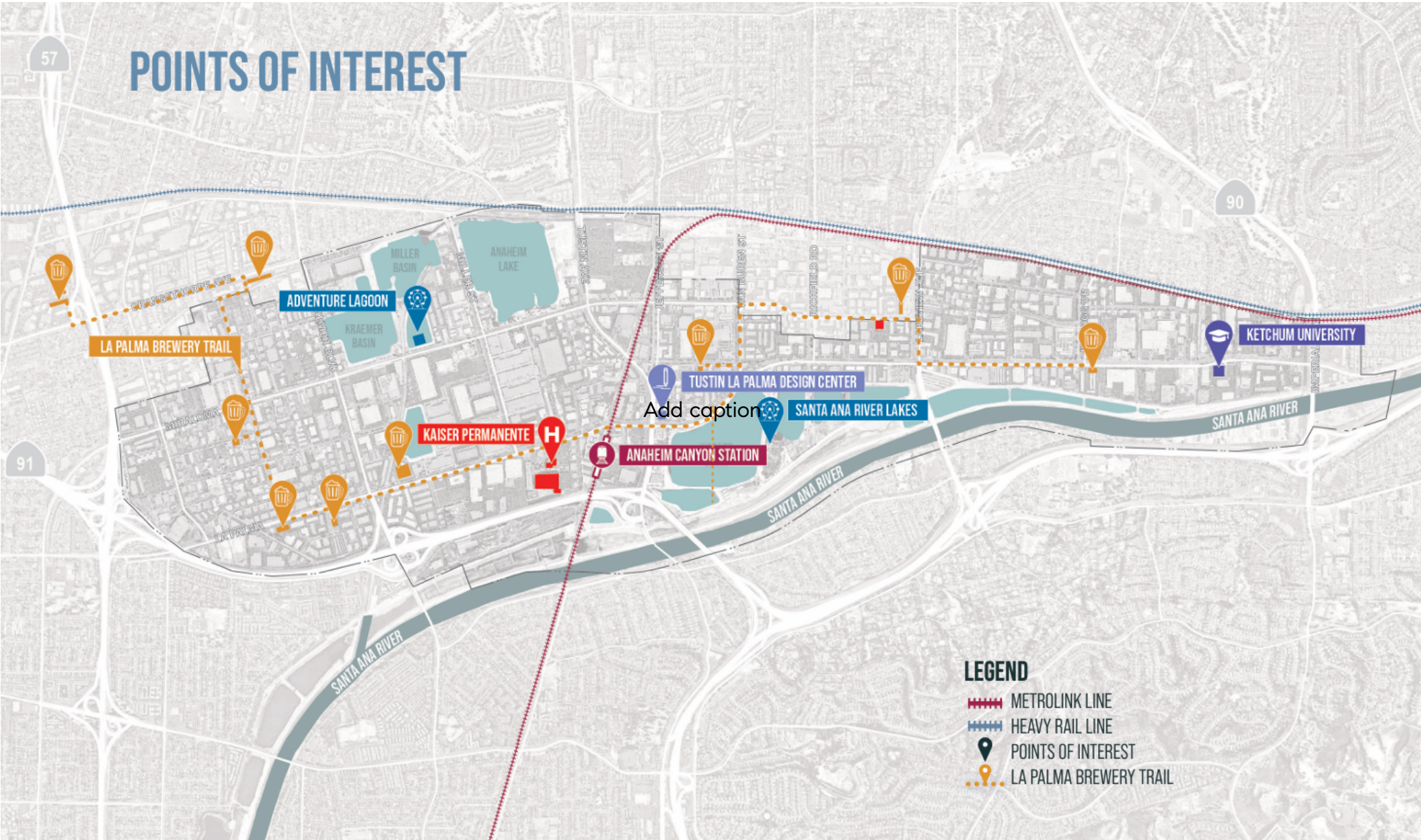
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# POINTS OF INTEREST



3431 E. LA PALMA AVE

# INTERIOR PHOTOS

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3431 E. LA PALMA AVE

# EXTERIOR PHOTOS

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