



417

421

417 - 421 E. Commercial St
FOR LEASE
±20,858 SF

FOR LEASE | FUNCTIONAL INDUSTRIAL WAREHOUSES

417 - 421 E. Commercial St.

ANAHEIM, CA 92801

Jamie H. Kim, CCIM

Broker / Founder

P: 714.329.5650

jamie.kim@thephronesisgroup.com

DRE LICENSE NO. 01423006



FOR LEASE | FUNCTIONAL INDUSTRIAL WAREHOUSE

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ANAHEIM, CA 92801

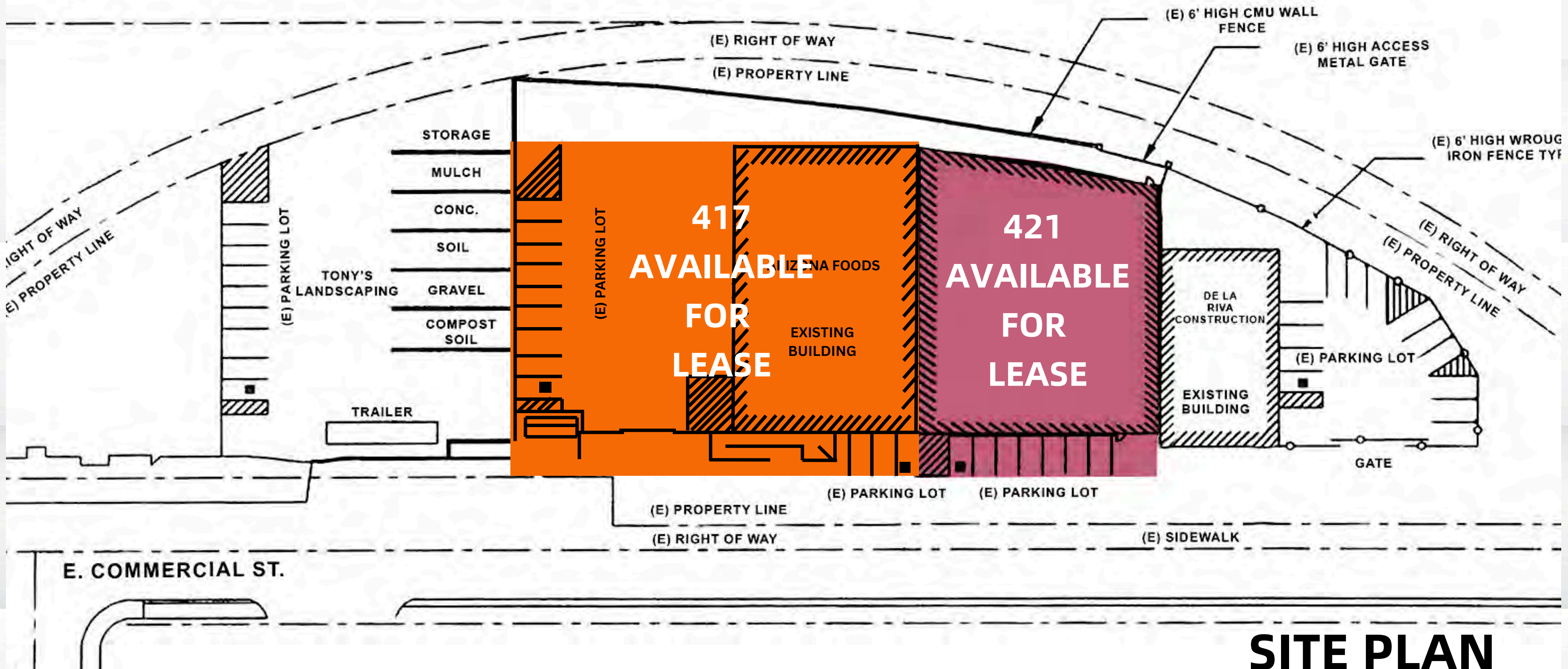
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SITE PLAN

MARKET OVERVIEW

Strategically located in Anaheim's prime industrial corridor, **417 E. Commercial Street** offers **±8,658 SF** of functional industrial space, **±1,000 SF** of office area and a rare **±12,000 SF** secured, paved yard.

The property features include **18 ft clear height**, **400 AMPS** of power, **one dock-high loading door**, **truck parking for up to 10 vehicles**, and ample front-entry parking.

With excellent access to  **freeway**, this site is ideal for distribution, logistics, and other light industrial operations.

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417 E. Commercial St

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Building Size	±8,658 SF
Office Area	±1,000 SF
Yard Area	±12,000 SF
Clear Height	18'
Construction	Concrete Tilt Up (CTU)
Built/Renovated	1944 /R 2018
Power	400 AMPS
Loading	1 Dock-High Door
Parking	±15 Stalls
Zoning	I (Industrial)
APN	267-081-07
Asking Rate	Negotiable

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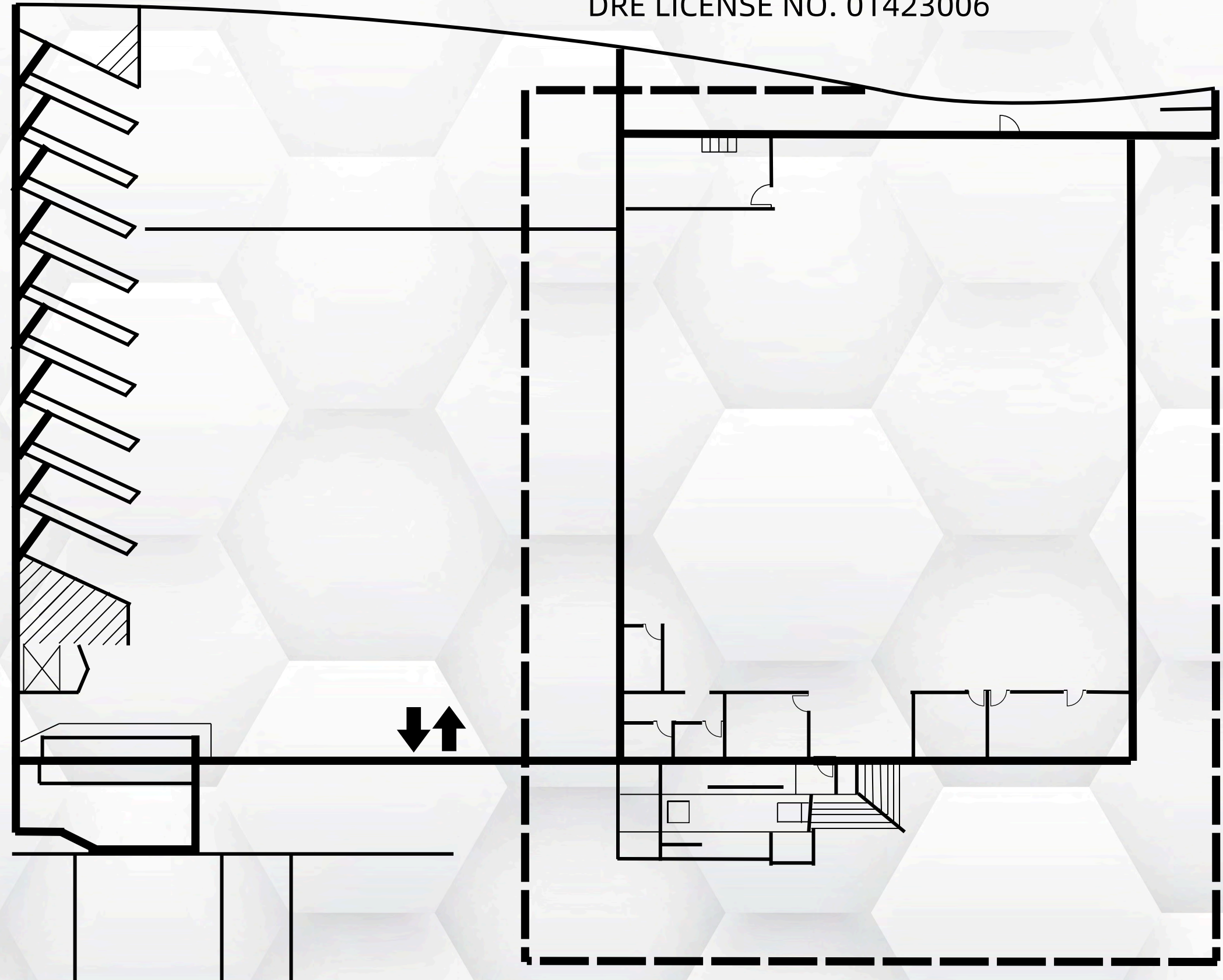


417 E. Commercial Street

ANAHEIM, CA 92801

Building Property Highlights

- **±8,658 SF** Industrial Building with **±1,000 SF** of office area
- **±1,000 SF** Bonus Storage (not included in total SF)
- Large Secured Paved Yard (**±12,000 SF**)
- **18' Clear Height**
- One (1) Dock-High Loading Door
- Truck Parking for up to 10 Vehicles
- Lunchroom with Sink & Break Area
- Two Restrooms (Men's & Women's)
- Additional administrative parking available at front entry





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MARKET OVERVIEW

Strategically located in Anaheim's prime industrial corridor, **421 E. Commercial Street** offers **±12,200 SF** of functional industrial space, including **±750 SF** of upstairs office area and a rare secured rear yard. Two restrooms on the first level.

The property features include **22 ft clear height**, **400 AMPS** of power, **three oversized grade level loading doors** (motorized) and sprinklers.

With excellent access to the  **freeway**, this site is ideal for distribution, logistics, and other light industrial operations.

FOR LEASE | FUNCTIONAL INDUSTRIAL WAREHOUSES

421 E. Commercial Street
ANAHEIM, CA 92801

Building Size	±12,200 SF
Office Area	±750 SF
Clear Height	22'
Construction	Mixed (CTU + Concrete)
Built/Renovated	R2000 / 2023 (Add'l TI's)
Power	400 AMPS
Loading	3 GL Doors (Motorized)
Parking	±7 Stalls
Zoning	I (Industrial)
APN	267-081-07
Asking Rate	\$1.65 PSF Gross

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421 E. Commercial Street

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Building Property Highlights

- **±12,200 SF** Industrial Building with
- **±750 SF** of upstairs office area
- Two restrooms on the 1st level
- Large Secured Rear Yard (**±1,050 SF: 105' x 10'**)
- **22' Clear Height**
- **400 AMPS**
- **Fire Sprinklers**
- **Three (3) Grade Level** Loading Doors (motorized)
- Two Restrooms (Men's & Women's)
- **Seven (7) parking stalls** near the front entry
- **Metal ramp also available for Sale \$8,500**

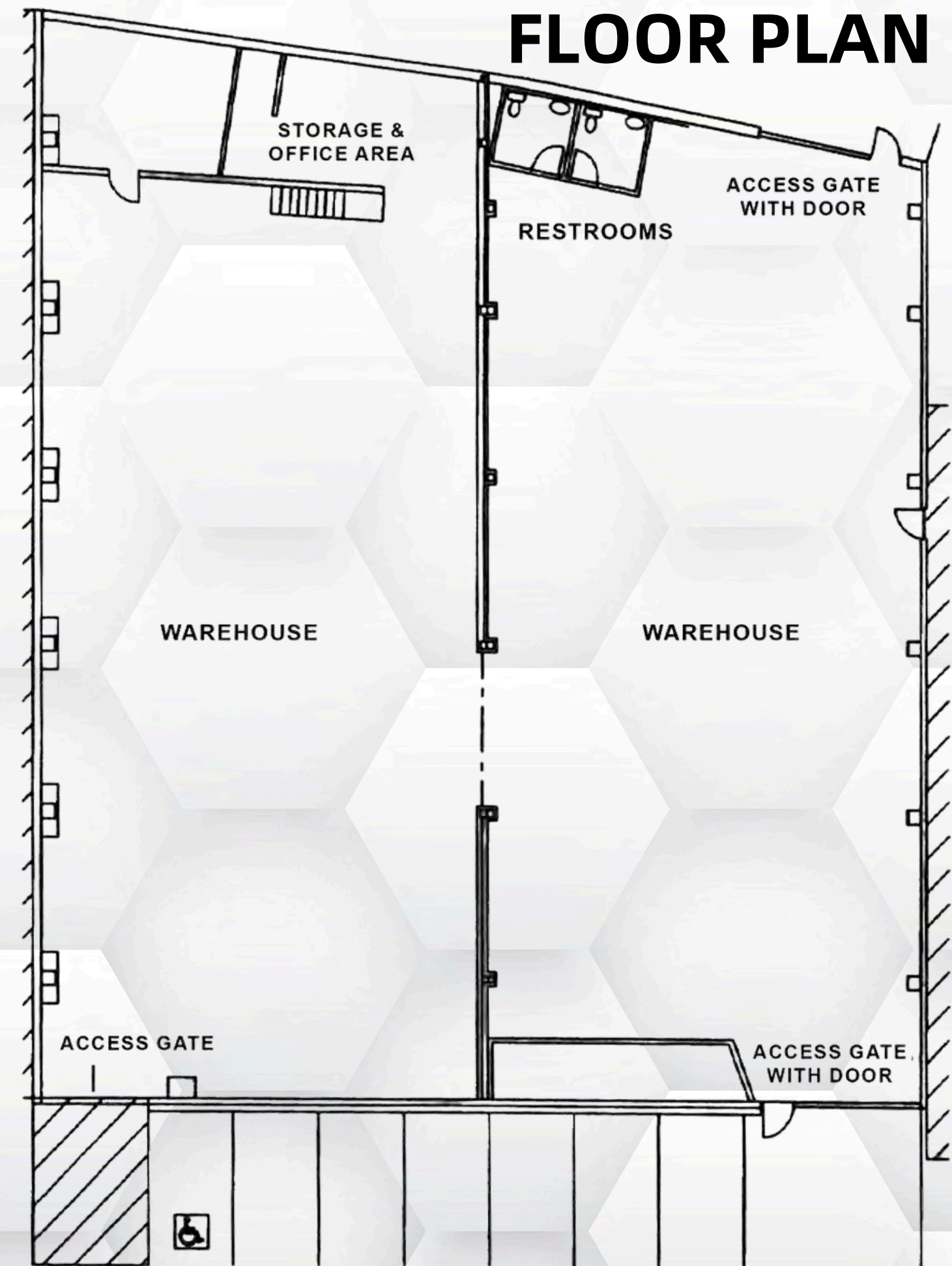
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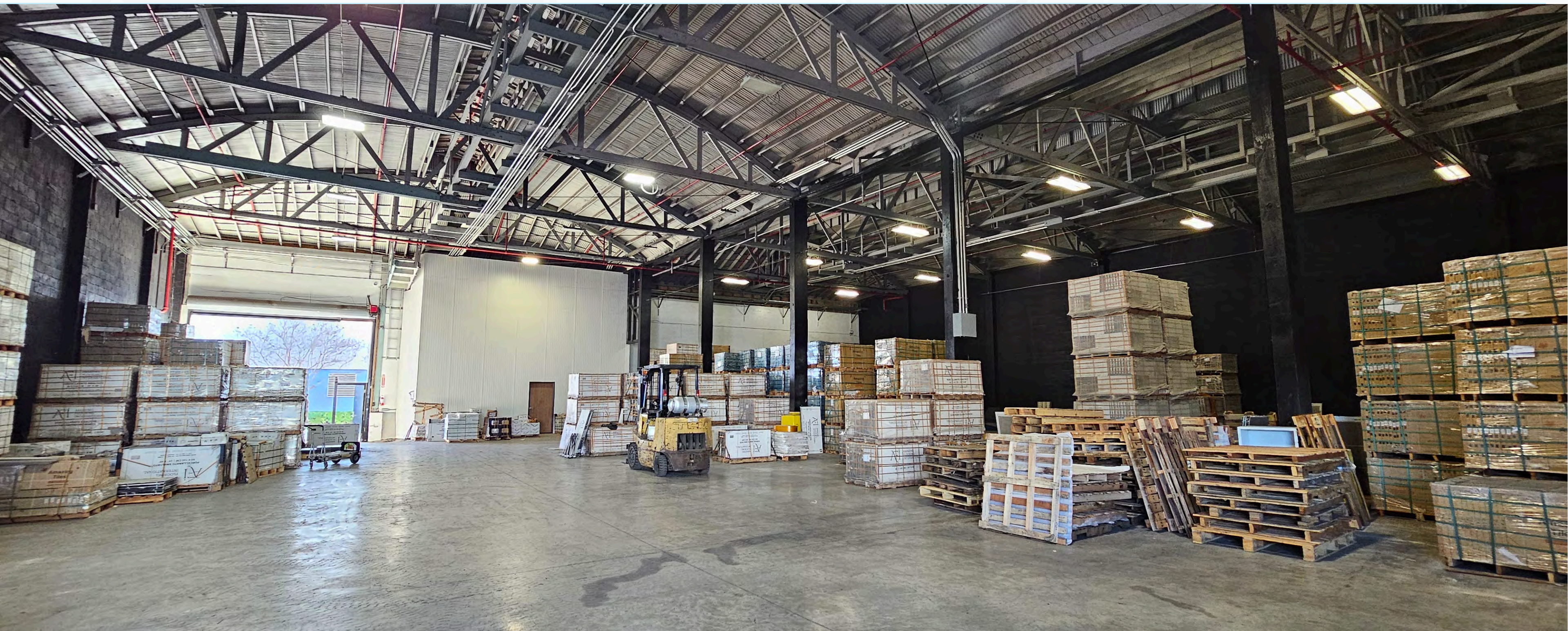
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**METAL RAMP AVAILABLE
FOR SALE \$8,500**

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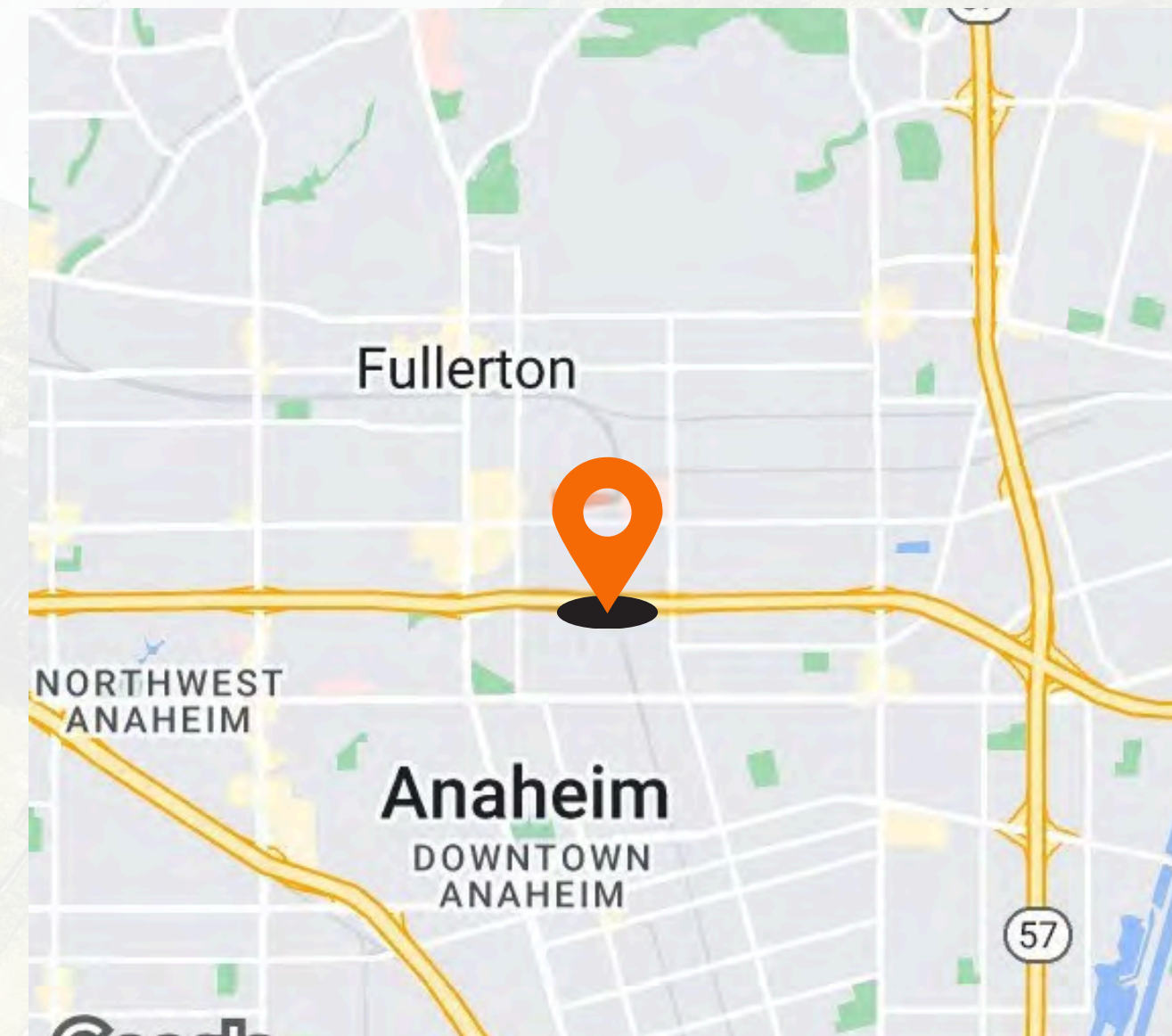
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Disclaimer: Information provided is deemed reliable but not guaranteed. Lessee and their advisors are responsible for verifying all details independently.