

4875

HUNTER AVENUE
ANAHEIM, CA

CONNECT TO
your potential



AVAILABLE

144,860 SF & 272,510 SF

12,000 AMPS Power | Rail Served Building

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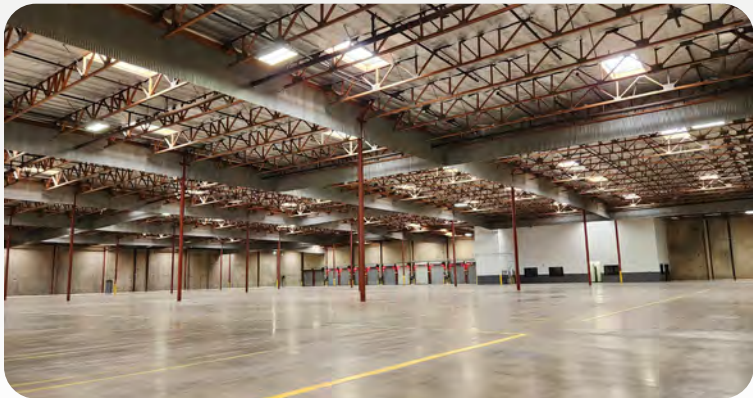
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APFC

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BUILDING Highlights



LEARN MORE ABOUT
ANAHEIM MANUFACTURING &
DEVELOPMENT HERE



4875 Hunter Ave., Anaheim, CA 92807

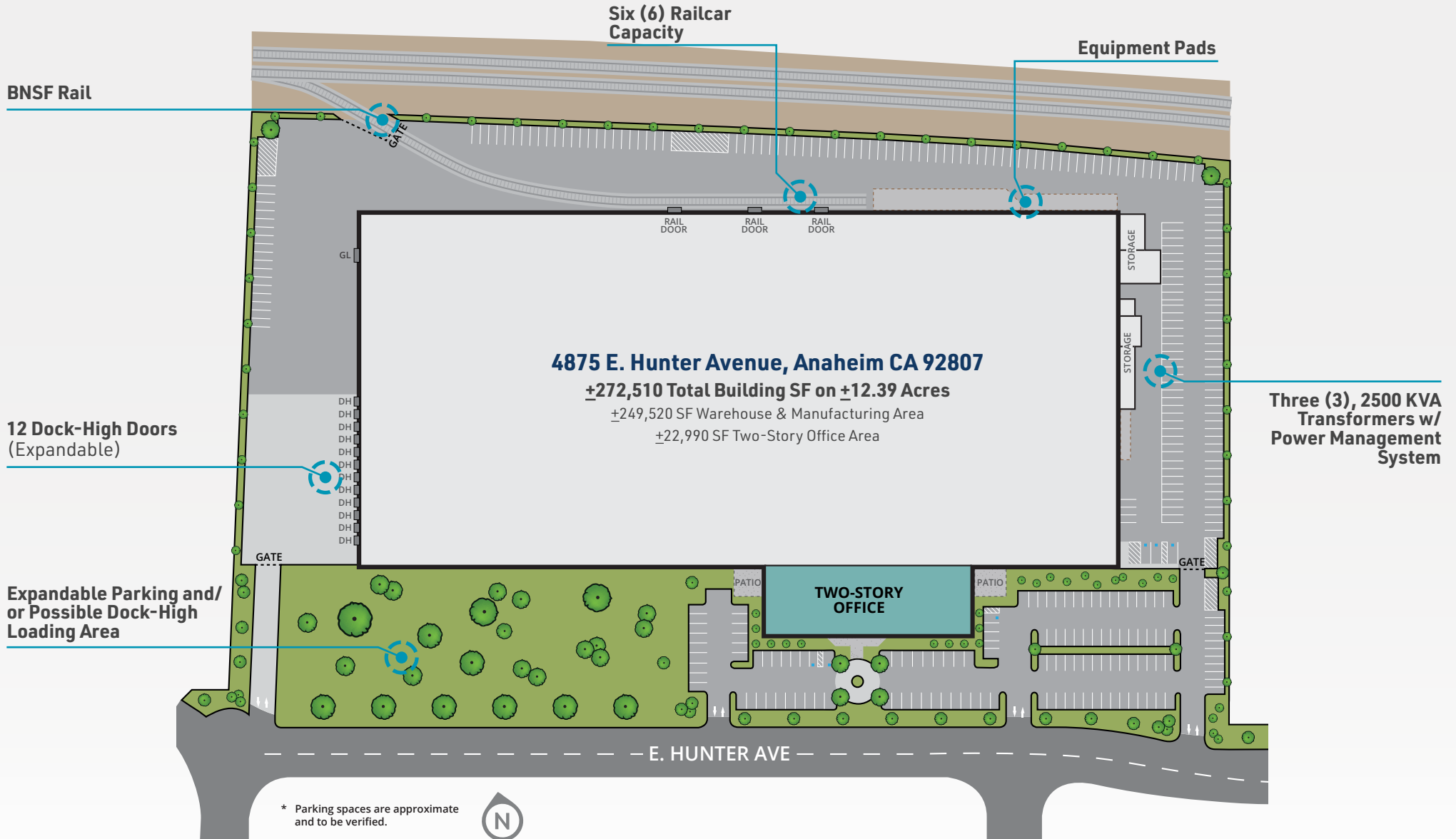
Total Bldg. Area	±272,510 SF, divisible to 144,860 SF
Office Area	±22,990 SF, high-image corporate office area
Manufacturing Area	±70,000 SF climate-controlled (expandable to suit)
Total Land Area	±12.39 acres
Zoning/Use	Anaheim Canyon Specific Plan: Industrial Area DA-1
Parking	300 vehicle stalls (expandable to 654)
Column Dimensions	56' x 48'
Interior Clearance	26' minimum
Dock-High Doors	12 (expandable to 25+) with pit levelers & Dok-Commander Systems
Grade Level Doors	2 (expandable)
Power Supply	12,000+ Amps, 277/480v, 3-phase, 4-wire (expandable)
Rail Service	BNSF
Rail Capacity	6-car capacity w/ 3 rail doors
Natural Gas	Yes, 2" line (verify)
Sprinklers	Wet, 0.60/2500 GPM (verify)

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PROJECT

site plan

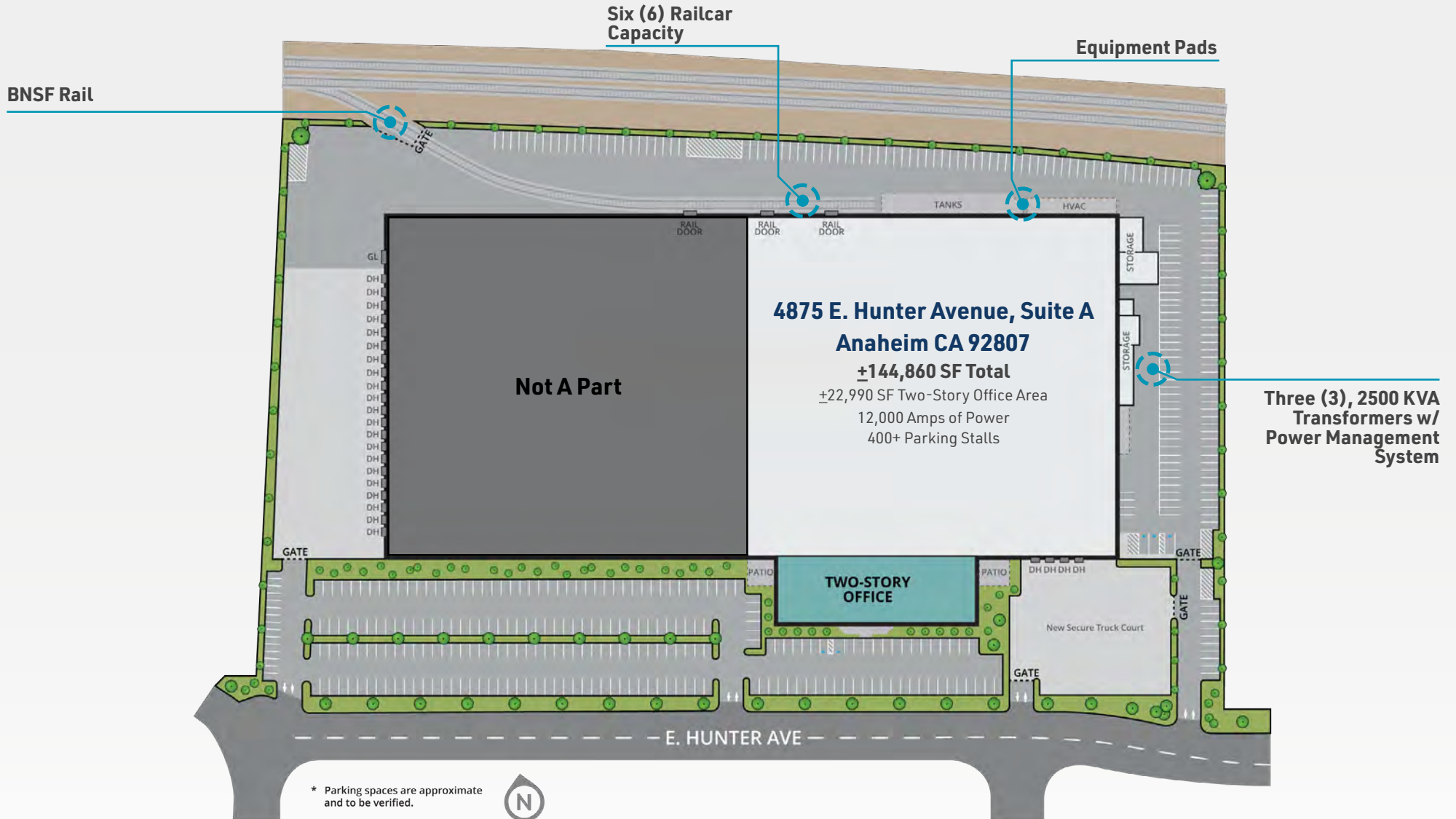
272,510 SF



PROJECT

site plan

144,860 SF



CONNECT TO

infrastructure

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ANAHEIM MANUFACTURING &
DEVELOPMENT HERE



POWER SUPPLY

- 12,000+ Amps, 277/480v, 3-phase, 4-wire (expandable)
- Expandable via three (3), 2500 kva exterior transformers
- Sungrow energy storage and power management system reduces power cost by cycling power usage between peak and off-peak charging periods
- Anaheim Public Utility offers more competitive rates compared to SoCal Edison
- Extensive electrical distribution throughout the manufacturing area

DOCK PACKAGES

- Twelve (12) dock positions (expandable) with hydraulic pit levelers, Dok-Commander safety systems, LED flex lights and dock locks.

NATURAL GAS

- 2-inch natural gas service line

MANUFACTURING AREA

- 100% climate-controlled HVAC, equipment and tooling rooms, and more!



CONNECT TO *Rail*

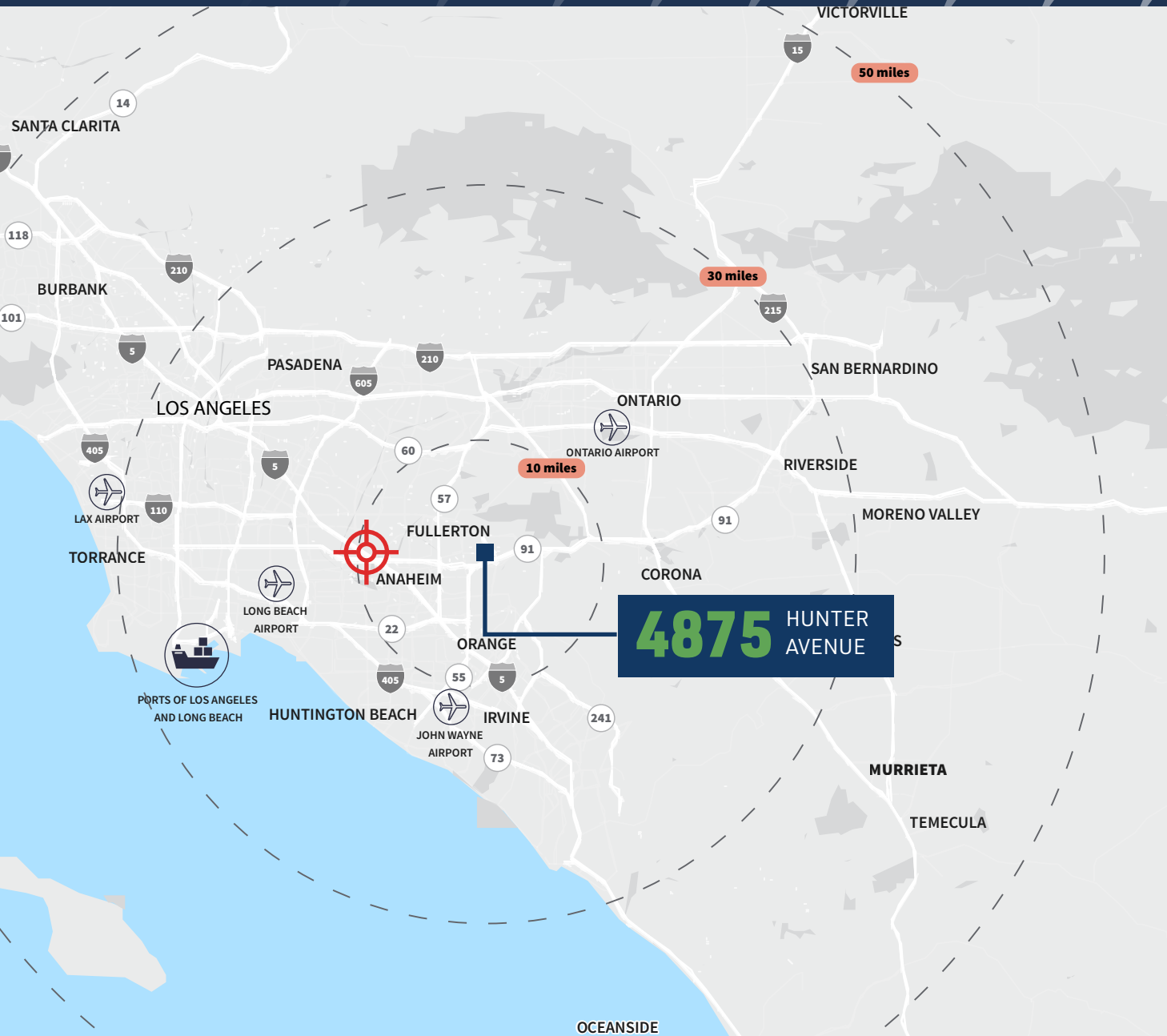


- **BNSF rail service**
- **Six (6) railcar capacity**
- **Three (3) rail loading doors**
- **In-place offloading management system**



UNMATCHED *access*

- 
0.7 miles
- 
18 miles
 ONTARIO
SIMI VALLEY
- 
1.5 miles
- 
19 miles
 LONG BEACH
SAN PETERSBURG
- 
3.5 miles
- 
35 miles
 LAX
- 
6.5 miles
- 
25 miles
 POLA / POLB
- 
13 miles
 JOHN WAYNE
- 
23+ M population
 SO-CAL
- 
 Center of Gravity for SoCal's **23+ million** residents



4875 HUNTER AVENUE

CONNECT TO

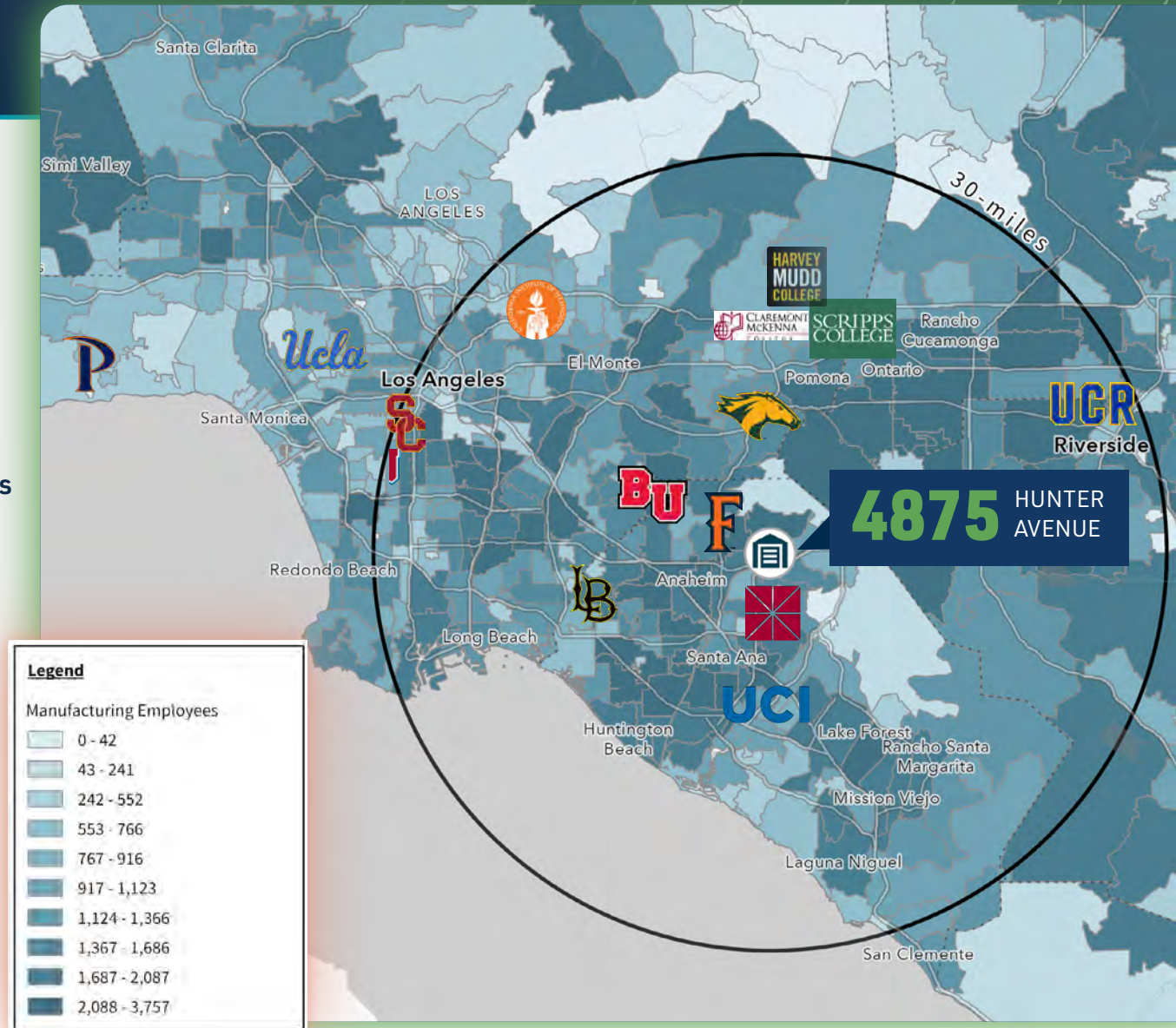
Talent

LABOR DEMOGRAPHICS

-  **348,786** Manufacturing Workers
-  **50,920** Engineers
-  **446,239** Warehouse Workers
-  **583,778** Stem Workers
-  **206,867** Aerospace Workers
-  **281,662** Advanced Manufacturing Workers

UNIVERSITY TALENT

- Biola University
- Cal Poly Pomona
- California Institute of Technology
- California State University, Long Beach
- California State University, Fullerton
- Chapman University
- Claremont McKenna College
- Harvey Mud College
- Loyola Marymount University
- Pepperdine University
- Scripps College
- University of California, Irvine
- University of California, Los Angeles
- University of California, Riverside
- University of Southern California, Los Angeles



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