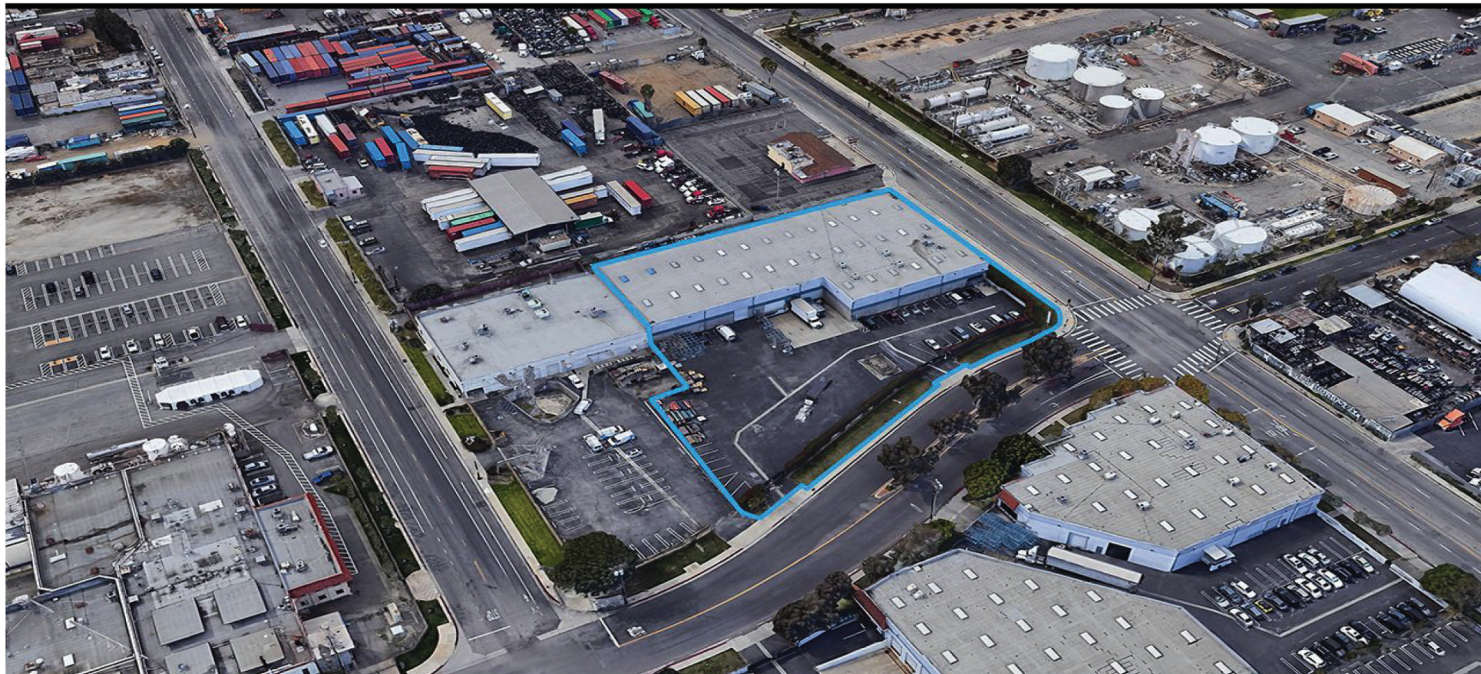


Available SF 34,198 SF

Industrial For Sublease

Building Size 34,198 SF

**Address:**

620 E Anaheim St, Wilmington, CA 90744

Cross Streets:

Eubank Ave/E Anaheim St

Sublease Through 10/31/2027
 Free Standing Building on Extra Land
 5 DH Positions & GL Door - Fenced, Secure Yard
 Heavy Weight Corridor - Near 110 and 710 Freeways
 Racking Available
 Ample Room for Outside Storage of Equipment/Trailers

Lease Rate/Mo: \$68,396
Lease Rate/SF: \$2.00
Lease Type: Gross
Available SF: 34,198 SF
Minimum SF: 34,198 SF
Prop Lot Size: 1.97 Ac / 85,655 SF
Term: Sublease Through 10/31/2027
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 19'
GL Doors/Dim: 1
DH Doors/Dim: 5
A: 800 V: 240 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1983

Whse HVAC: No
Parking Spaces: 64 / **Ratio:** 1.9:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 5,582 SF / 9
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 2,725 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Long Beach/Harbor Cities
APN#: 7424010036

Listing Company: The Klabin Company**Agents:** [Tyler Rollema 310-329-9000](mailto:Tyler.Rollema@klabin.com), [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com), [Scott Andersen 310-329-9000](mailto:Scott.Andersen@klabin.com)**Listing #:** 42528390**Listing Date:** 05/06/2025**FTCF:** CB200N000S000/A0AA**Notes:** Sublessee to verify all information contained herein.

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KLABIN
 A member of the CORFAC International network

KLABIN.COM

19700 S. VERMONT AVENUE, SUITE 100

TORRANCE, CA 90502

DRE 00824993

310.329.9000



SCOTT ANDERSEN
Senior Associate
310.329.9000 X1242
scotta@klabin.com
Lic. 02070384