

# 4935 E. HUNTER AVENUE, ANAHEIM, CA 92807

HIGH-IMAGE INDUSTRIAL FACILITY

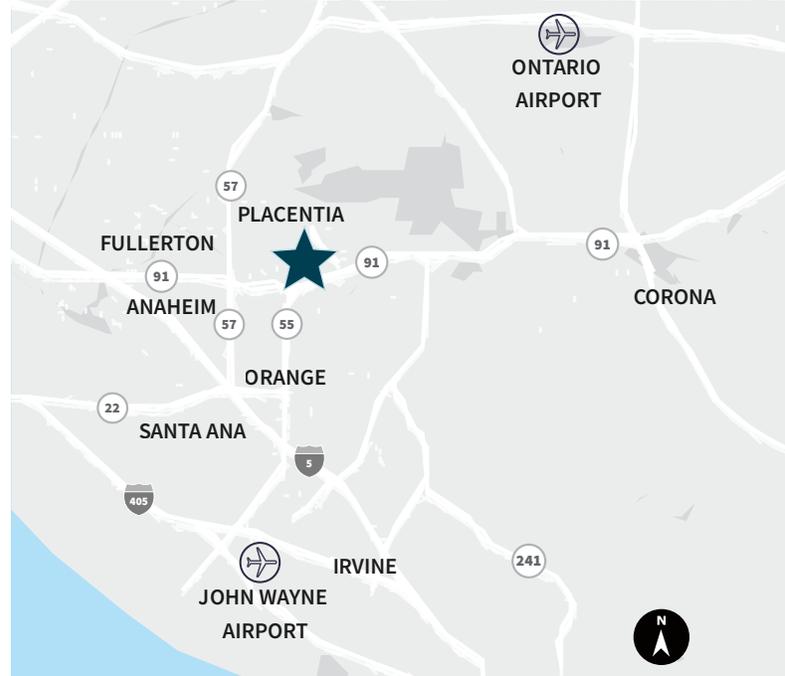
±26,328 SF

FOR SUBLEASE



## PROPERTY FEATURES

- ▶ ±26,328 SF high-image industrial facility
- ▶ ±4,836 SF of HVAC office space
- ▶ Dedicated showroom area
- ▶ 25' clear height
- ▶ Two (2) dock high doors (internal truck wells)
- ▶ One (1) grade level door
- ▶ 1,600 amps
- ▶ Fire sprinklers (.33 / 3,000)
- ▶ 2:1,000 parking ratio
- ▶ Bonus mezzanine storage space
- ▶ Bonus ten (10) rows of racking included
- ▶ Close access to the 91, 57 & 55 freeways



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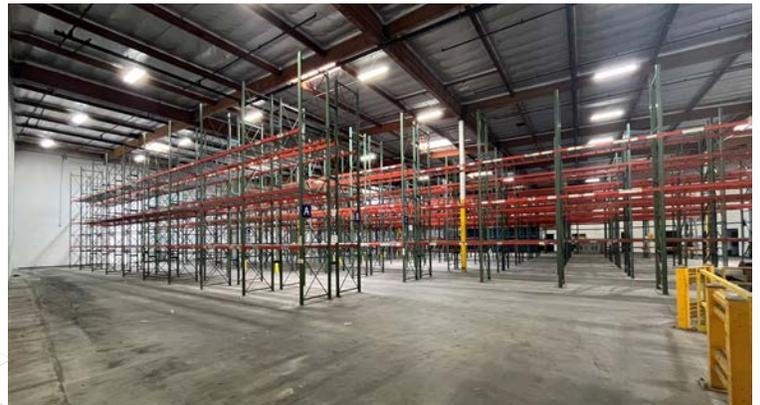
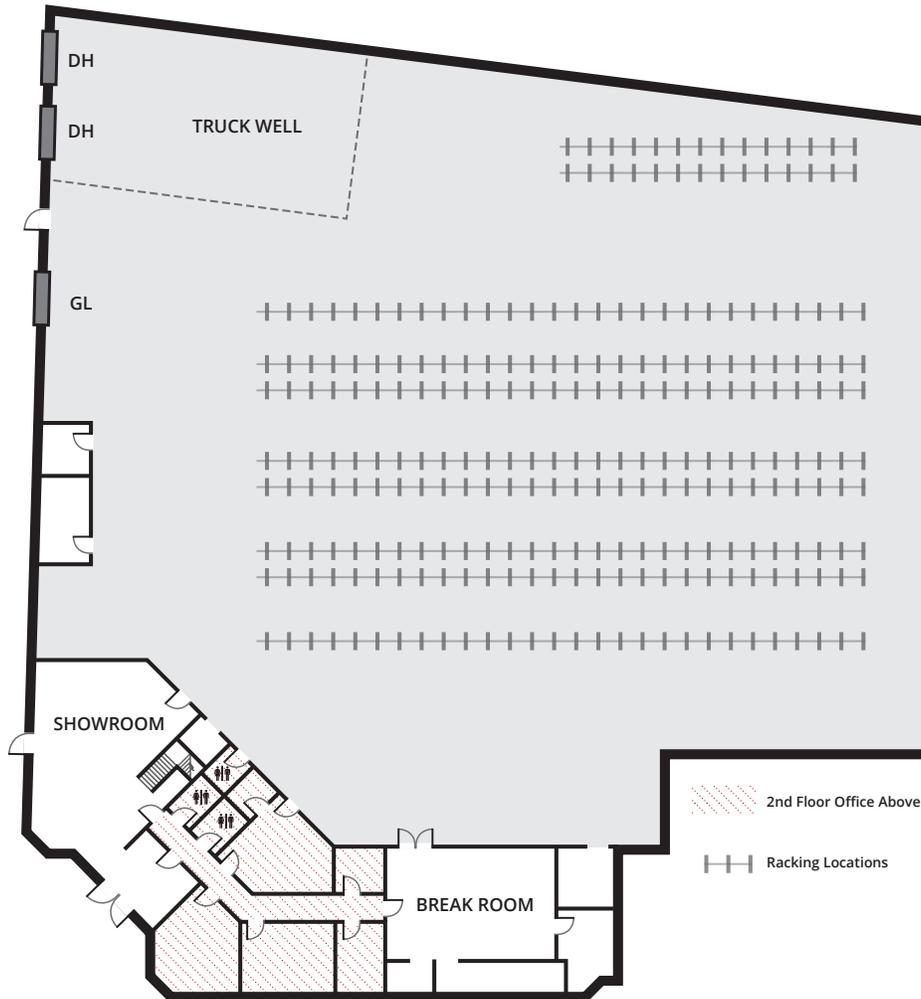
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