



***For Lease***

4930 E La Palma Ave | Anaheim, CA

***±21,324 - 37,922 SF Available***





## For Lease

4930 E La Palma Ave  
Anaheim, CA

### \* Free Standing Industrial Building

#### Property Specifications

WAREHOUSE SF

±33,098

TWO STORY OFFICE SF

±4,824

CLEAR HEIGHT

16' - 20'

GL LOADING DOORS

5

YARD AREA SF

±22,091

PARKING RATIO

2:1

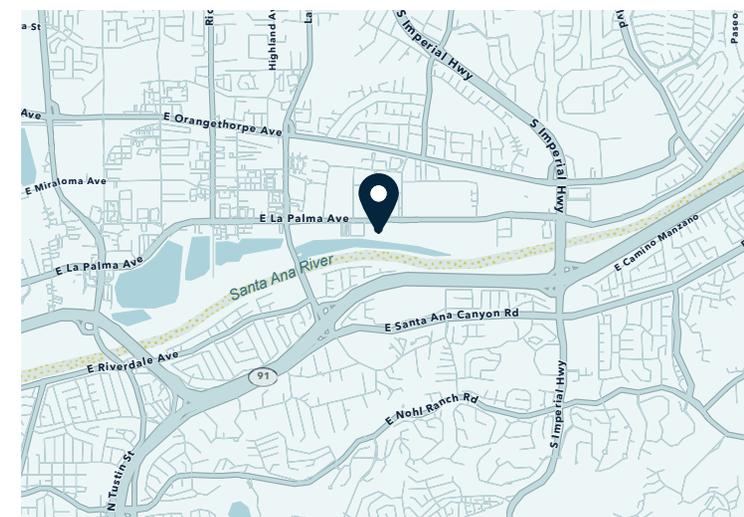
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#### About the Property

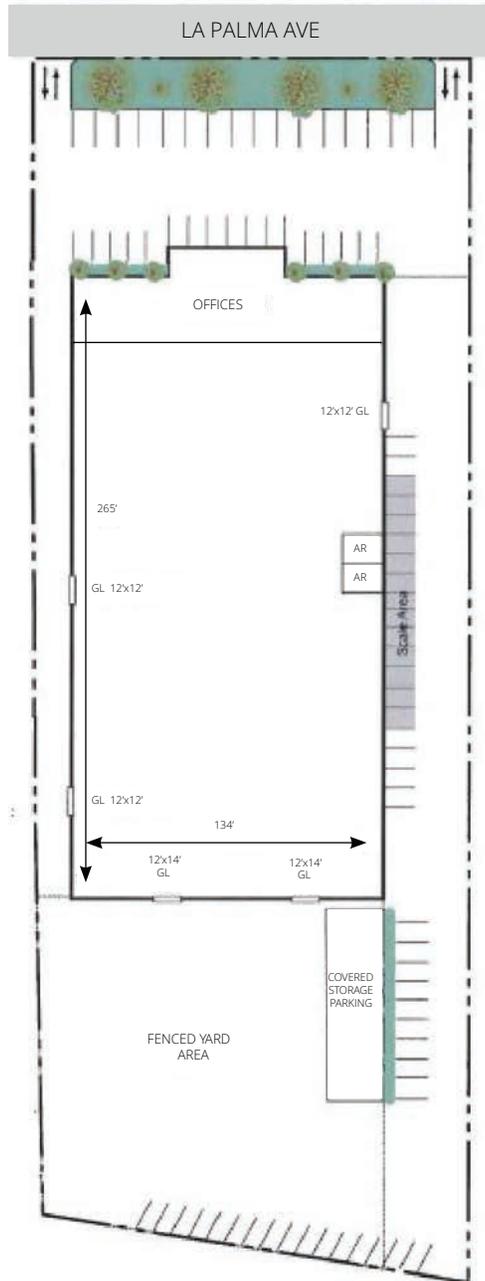
- 1,200 Amps Power – 277/480 Volts (Verify)
- Fire Sprinklered
- La Palma Avenue Street Frontage
- Close Proximity to (57, 55, 91,405) Freeways
- Available January 1, 2026 (Tentative)
- Available Two Tenant Building of 18,961 SF





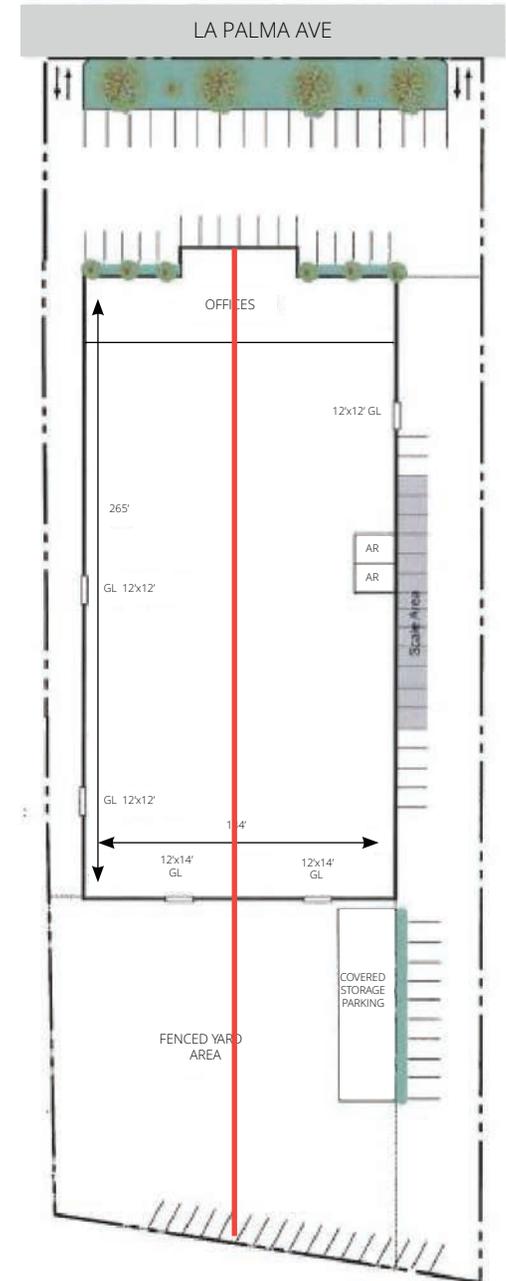
## Single Tenant Option

- Building Footprint  
35,510 SF
- Second Story Office  
2,412 SF
- Total SF  
37,922 SF
- Yard Area  
22,091 SF



## Two Tenant Option

- Building Split Total SF  
18,961 SF Each Side
- Office Split Total SF  
2,412 SF Each Side
- Warehouse Split SF  
16,549 SF Each Side
- GL Loading Doors  
2-3
- Yard Split SF  
11,045 SF Each Side





### **Capital Improvements:**

#### **Phase I Fully Completed**

- Brand New 60 Mil TPO roof
- New Fascia Siding
- New Gutters

#### **Phase II Scheduled for End of February**

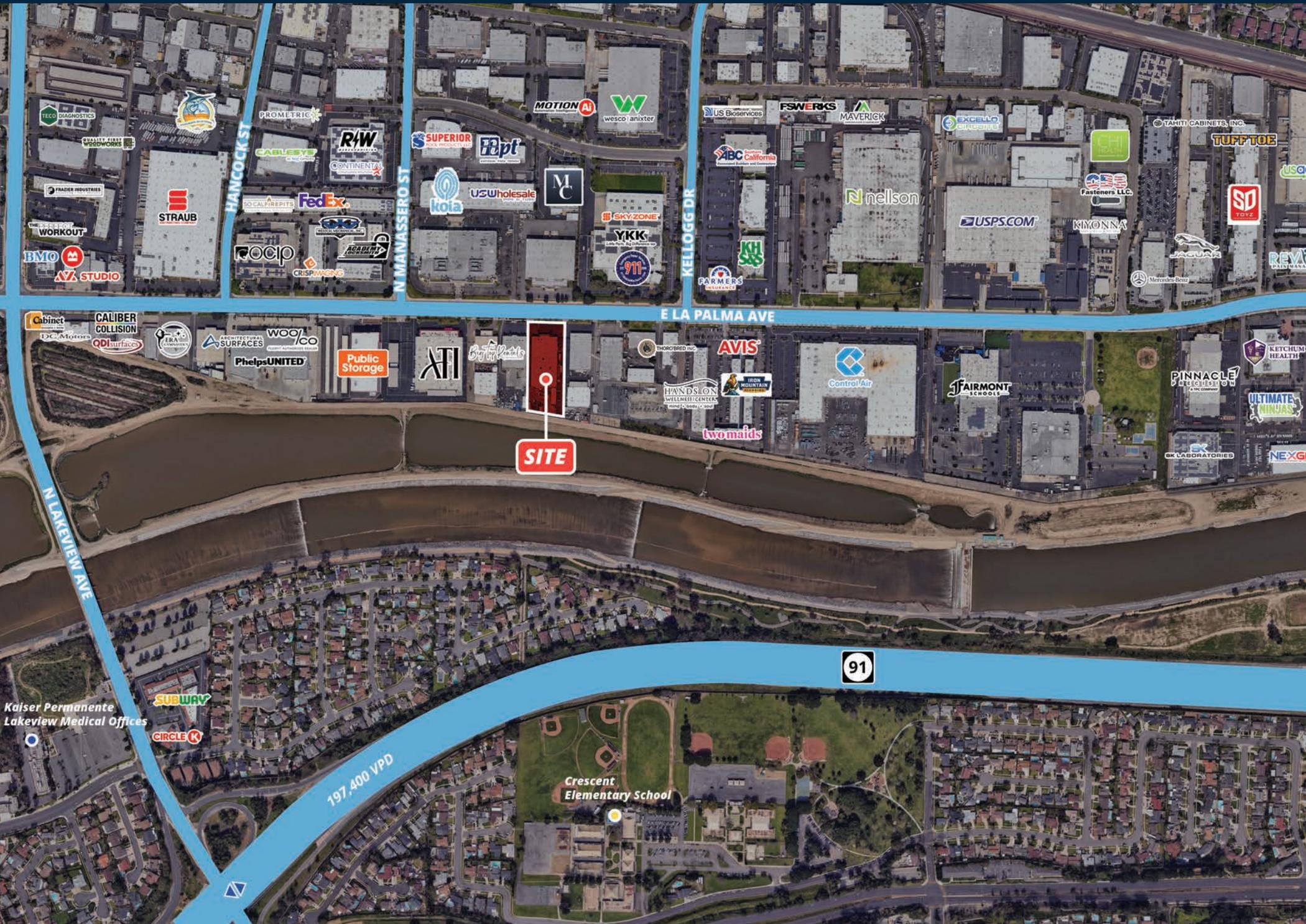
- Comprehensive asphalt resurfacing - Front, Sides, Rear Yard
- Improve site Grading
- Restripe parking lot, adding ADA parking and increased parking capacity to approximately 110 parking spaces

#### **Phase III Scheduled for Early March**

- Repaint the Entire Exterior of the building & covered area within the yard
- Improve Landscaping







**SITE**

91

197,400 VPD

Crescent Elementary School

Kaiser Permanente Lakeview Medical Offices



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**SRS REAL ESTATE PARTNERS**

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