

**Construction Complete!**



**±121,364 SF CLASS A FREESTANDING INDUSTRIAL BUILDING  
AVAILABLE FOR LEASE**

**PREMIER WAREHOUSE DISTRIBUTION FACILITY SITUATED ON ±5.84 ACRES**

5235 E. Hunter Ave | Anaheim, CA





## Best-in-Class Warehouse Distribution Facility

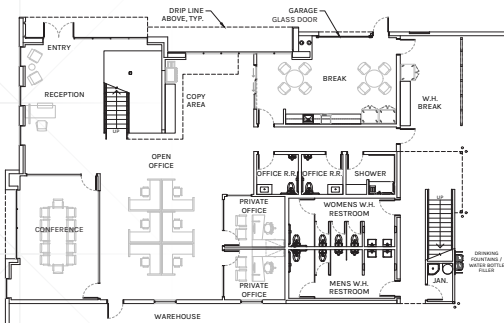
- **±121,364 SF Industrial Development on ±5.84 AC (±254,332 SF)**
- **±7,083 SF Total Office Space**
  - ±3,567 SF First Floor Office
  - ±3,516 SF Second Floor Office
- **14 Dock-High Doors:**
  - 14 Dock-High Positions (7 Pit levelers, 7 Edge-of-Dock Levelers)
- **One (1) Grade-Level Door** (1 Grade-Level Positions)
- **36' Warehouse Clear Height**
- **ESFR K-25 Fire Protection**
- **Secured Yard Area**
- **Parking:** Trailer Parking: Four (4) 12' x 50' Stalls; Auto Parking: 119 Stalls
- **Power: 3,000 Amp Capacity on Day 1!** (Tenant to Verify)
- **Two (2) Access Points**
- **Less Than 15 Miles to John Wayne Airport**
- **Close Proximity to Ports of Los Angeles and Long Beach**
- **Excellent Access to the 57, 55 and 91 Freeways**

## LEED / ESG Features

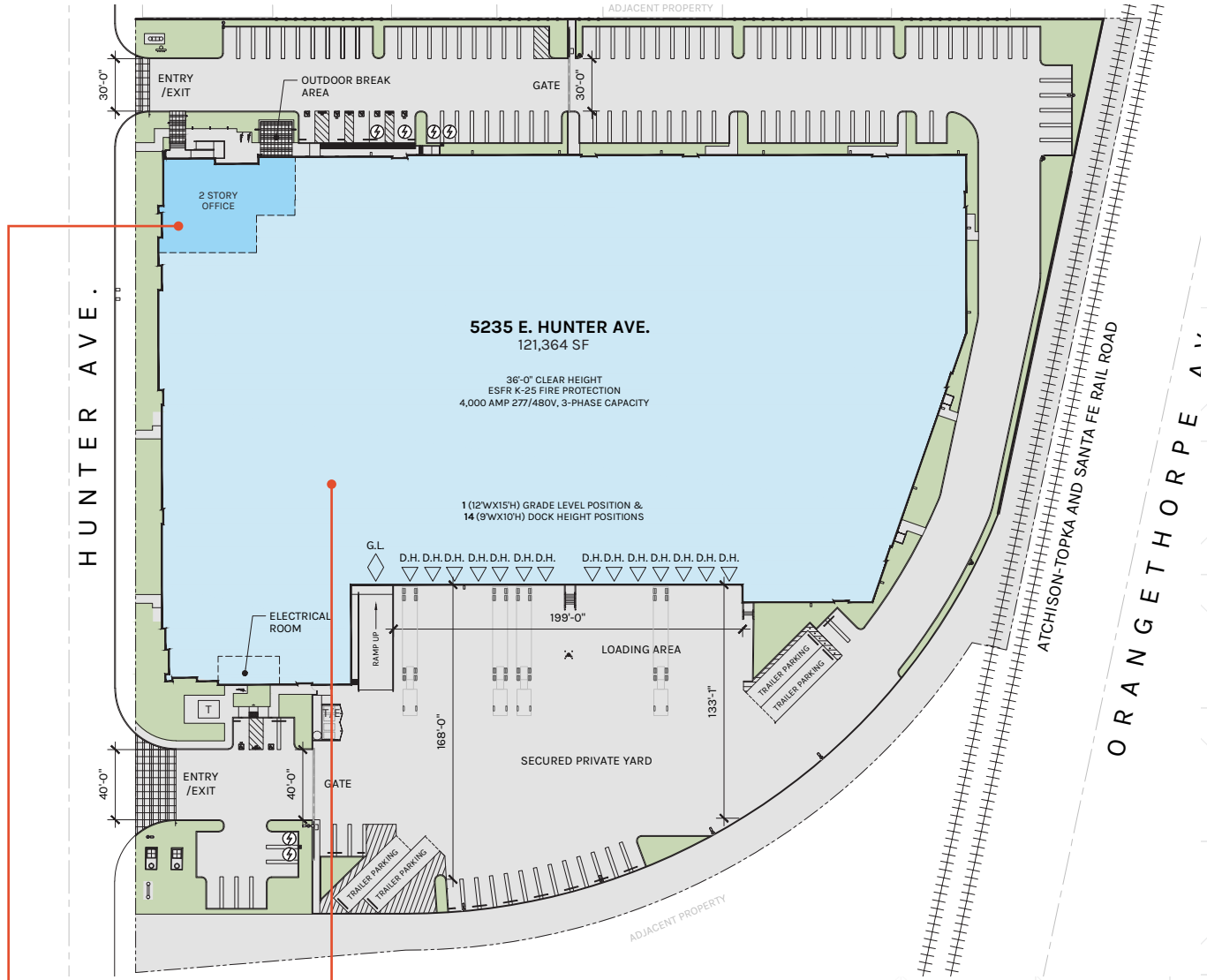
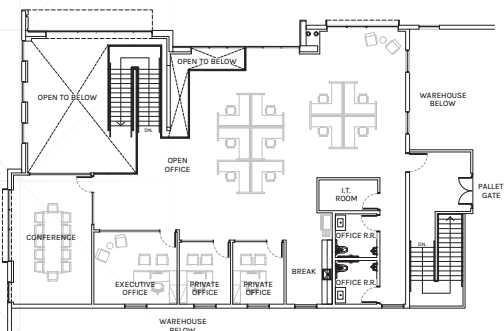
- **Installed Solar Panel System, Creating a Savings of 5 - 10%**
- **Three (3) HVLS Fans in Speed Bay**
- **Touchless Plumbing Fixtures**
- **Electrical Outlets at Each Dock-High Door**
- **HVAC System, Negative Ion Generators & UV Lights in Office**
- **Thermostats and Timers on Warehouse Exhaust Fans for Night Flushing of Warehouse**
- **LED Lighting Throughout with Occupancy and Motion Sensors**
- **Water Bottle Filling Station**
- **Six (6) EV Chargers Installed, with Additional Future-Ready EV Stalls**
- **TPO Roofing with High Solar Reflectivity Value**
- **100% Site Paving in Concrete**
- **Outdoor Break Area**
- **Native Drought Tolerant Landscape All On Drip System**
- **100% of Existing Building Materials to be Recycled and Used in New Construction**
- **Shower in Office**



**FIRST FLOOR OFFICE**  
3,567 SF



**SECOND FLOOR OFFICE**  
3,516 SF



**OFFICE**  
7,083 SF

**WAREHOUSE**  
114,281 SF

**TOTAL**  
121,364 SF

# Potential Racking Plan

5235 E. HUNTER AVE



## 5235 Hunter - 36' Clear Height

121,364 SF

NUMBER OF BAYS	PALLET HEIGHT	PALLET POSITIONS
989	52"	13,726
	62"	11,688
	78"	9,830

## VS. Others - 32' Clear Height

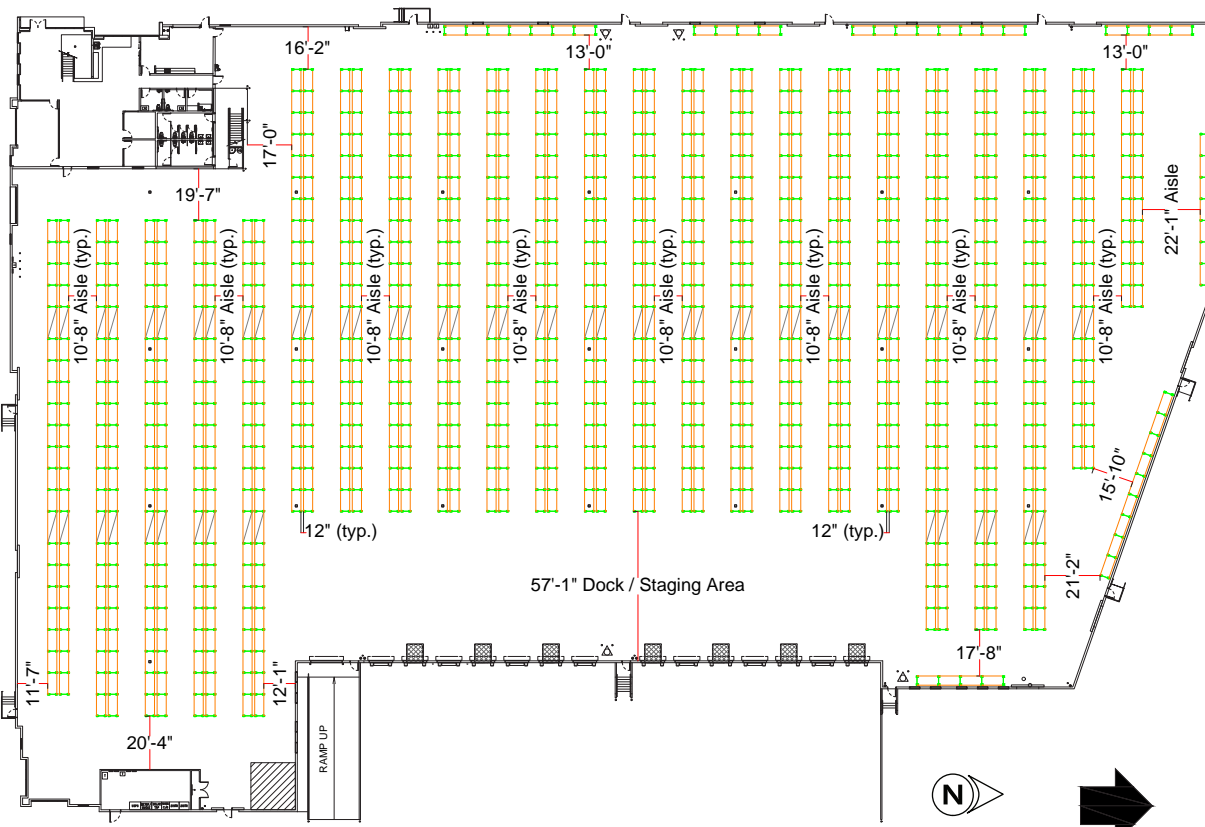
121,364 SF

NUMBER OF BAYS	PALLET HEIGHT	PALLET POSITIONS
989	52"	11,688
	62"	9,650
	78"	7,792

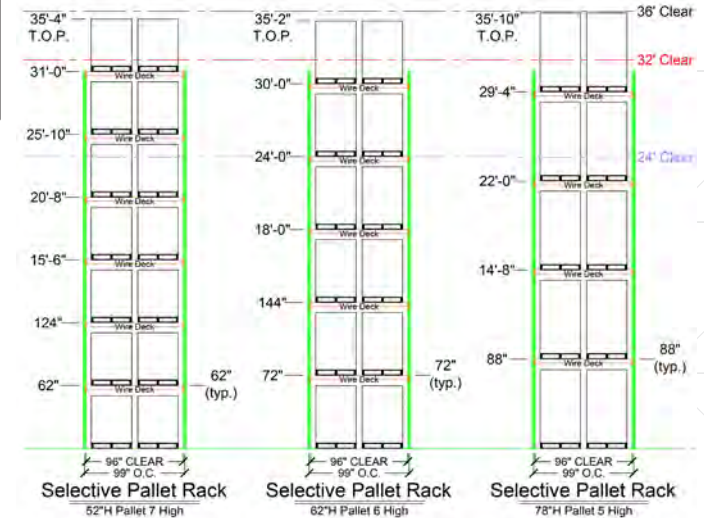
## VS. Others - 24' Clear Height

121,364 SF

NUMBER OF BAYS	PALLET HEIGHT	PALLET POSITIONS
989	52"	7,792
	62"	7,612
	78"	5,754



A 36' clear height provides 17-26% more pallet positions than a 32' clear building and 53-76% more pallet positions than a 24' clear building



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**Construction Now Complete!**

5235 E. HUNTER AVE



# Interior Renderings

5235 E. HUNTER AVE



# Regional Map

5235 E. HUNTER AVE



<b>36.8 miles</b> Port of LA	<b>35.5 miles</b> Port of LB	
<b>40.1 miles</b> LAX	<b>25.4 miles</b> Long Beach Airport	<b>14.8 miles</b> John Wayne Airport

**10 Miles**      **20 Miles**      **30 Miles**

Population	
10 Miles	1,264,794
20 Miles	5,508,293
30 Miles	9,896,053
Average HH Expenditure	
10 Miles	112,261
20 Miles	120,534
30 Miles	126,271



**Rexford  
Industrial**

## Leasing Contacts

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