

5001 E. LA PALMA AVENUE  
ANAHEIM, CALIFORNIA



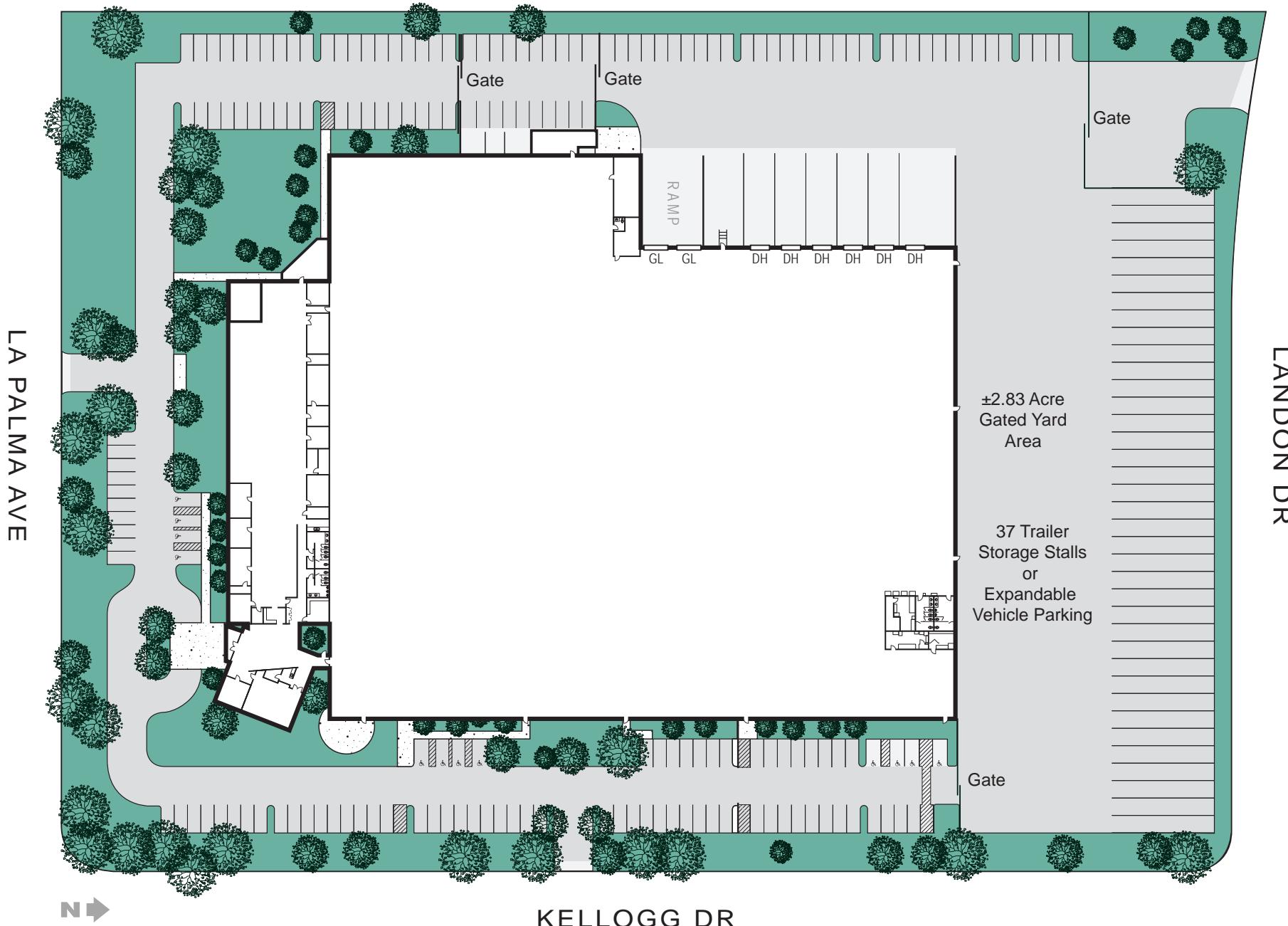
±149,810  
SQUARE FEET  
FOR SALE  
OR LEASE



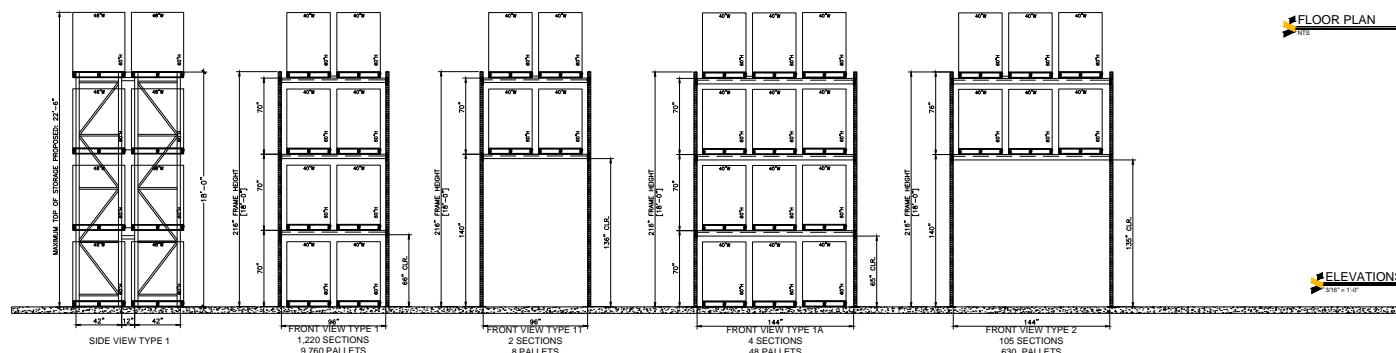
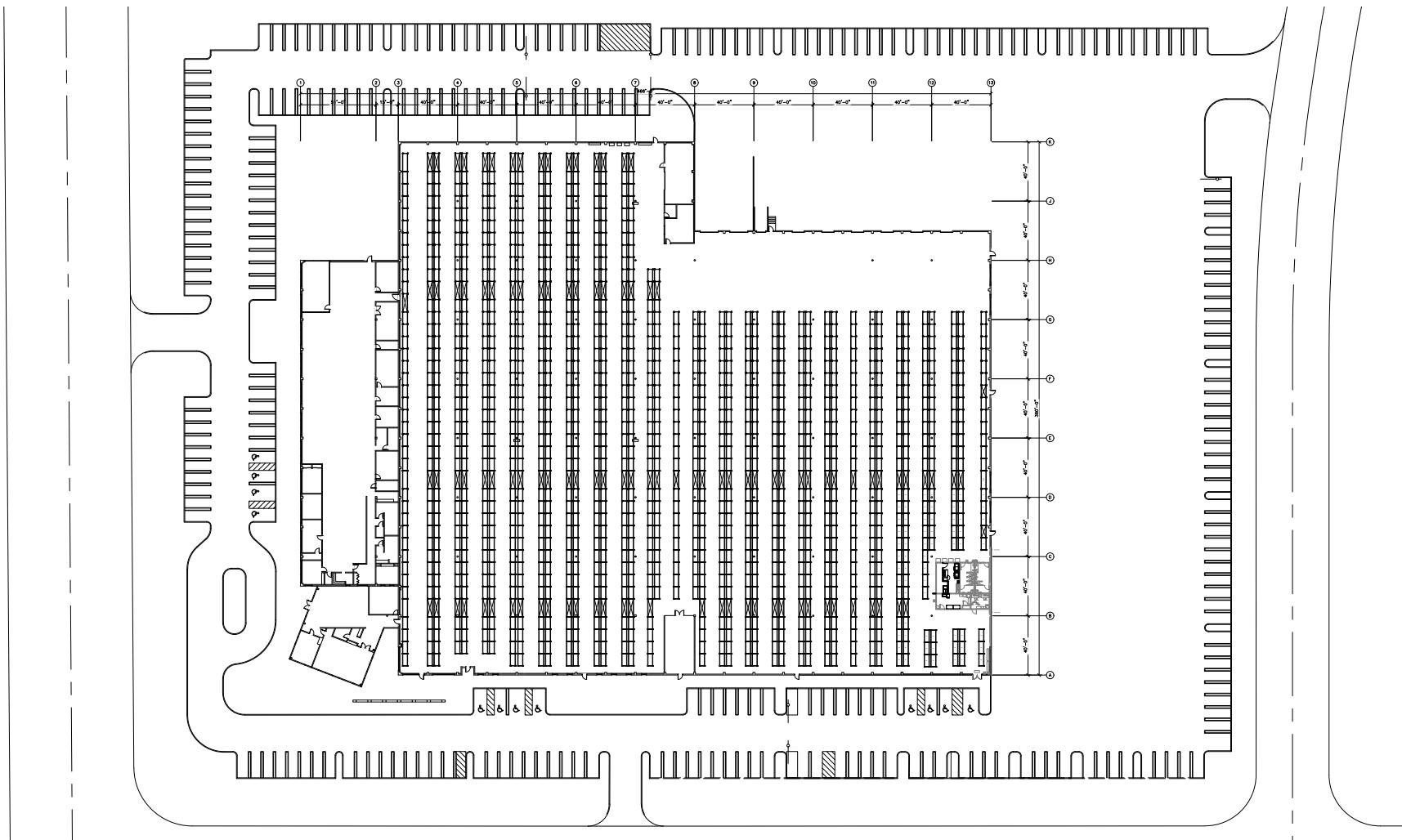
Voit Real Estate Services is pleased to present a rare opportunity to lease or purchase, a premier corporate headquarter industrial facility totaling approximately 149,810 square feet, located at 5001 E. La Palma Avenue, in the city of Anaheim, CA. Strategically positioned in East Anaheim, the property offers exceptional accessibility with the Costa Mesa (55) Freeway approximately 2.3 miles away, the Orange (57) Freeway about 5.3 miles away, and the Riverside (91) Freeway roughly 1.3 miles away—providing seamless connectivity to Orange and Los Angeles Counties, as well as the Inland Empire. Located on a signalized corner along La Palma Avenue, the property boasts excellent street visibility within the highly sought-after Anaheim Canyon Corridor. Power is provided by the City of Anaheim, ensuring reliable infrastructure support for industrial operations but also affording industrial users significant electrical utility savings. Additionally, there are solar panels on the roof to add further cost savings on the electricity bill. The site is just minutes from the Anaheim Amtrak Station and features a bus stop directly in front of the property, offering convenient access to a broad labor pool and enhancing employee commute options.

<b>Building Size:</b>	±149,810 Square Feet
<b>Office Space:</b>	±17,445 SF Single Story Office Space
<b>Warehouse Space:</b>	±132,365 Square Feet
<b>Dock Doors:</b>	6 Dock High Loading Doors
<b>Grade Doors:</b>	2 Grade Level Loading Doors
<b>Power:</b>	3,000 Amps 480 Volt
<b>Clear Height:</b>	24'
<b>Parking:</b>	174 - 385 Auto Stalls / 37 Trailer Stalls
<b>Yard:</b>	Massive ±2.83 Acre Fenced Yard
<b>Solar:</b>	Solar panels generating cost savings of approximately \$0.08 PSF
<b>Site Access:</b>	Drive Around Building
<b>Land Area:</b>	±9.5 Acres

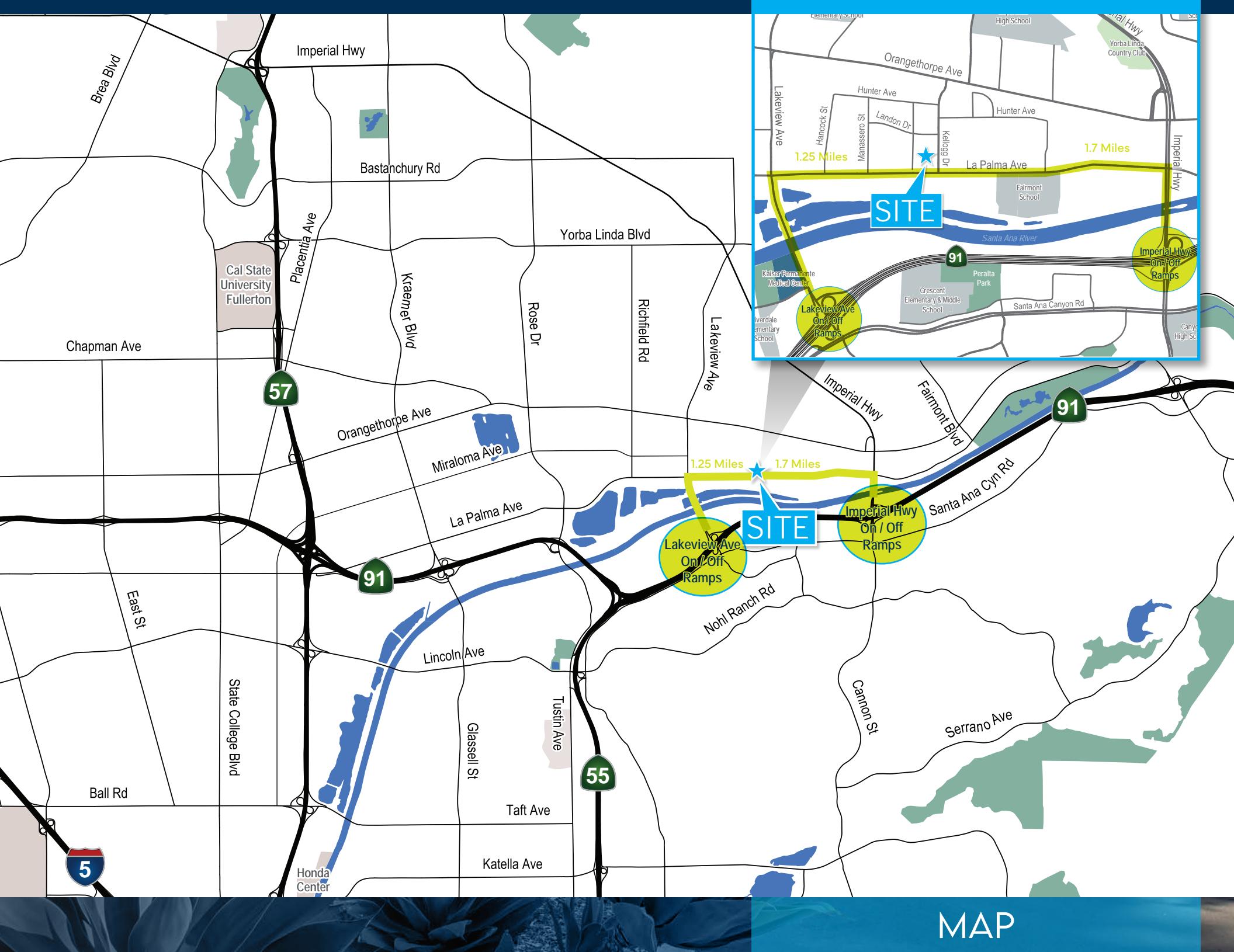
PROPERTY DETAILS



SITE PLAN

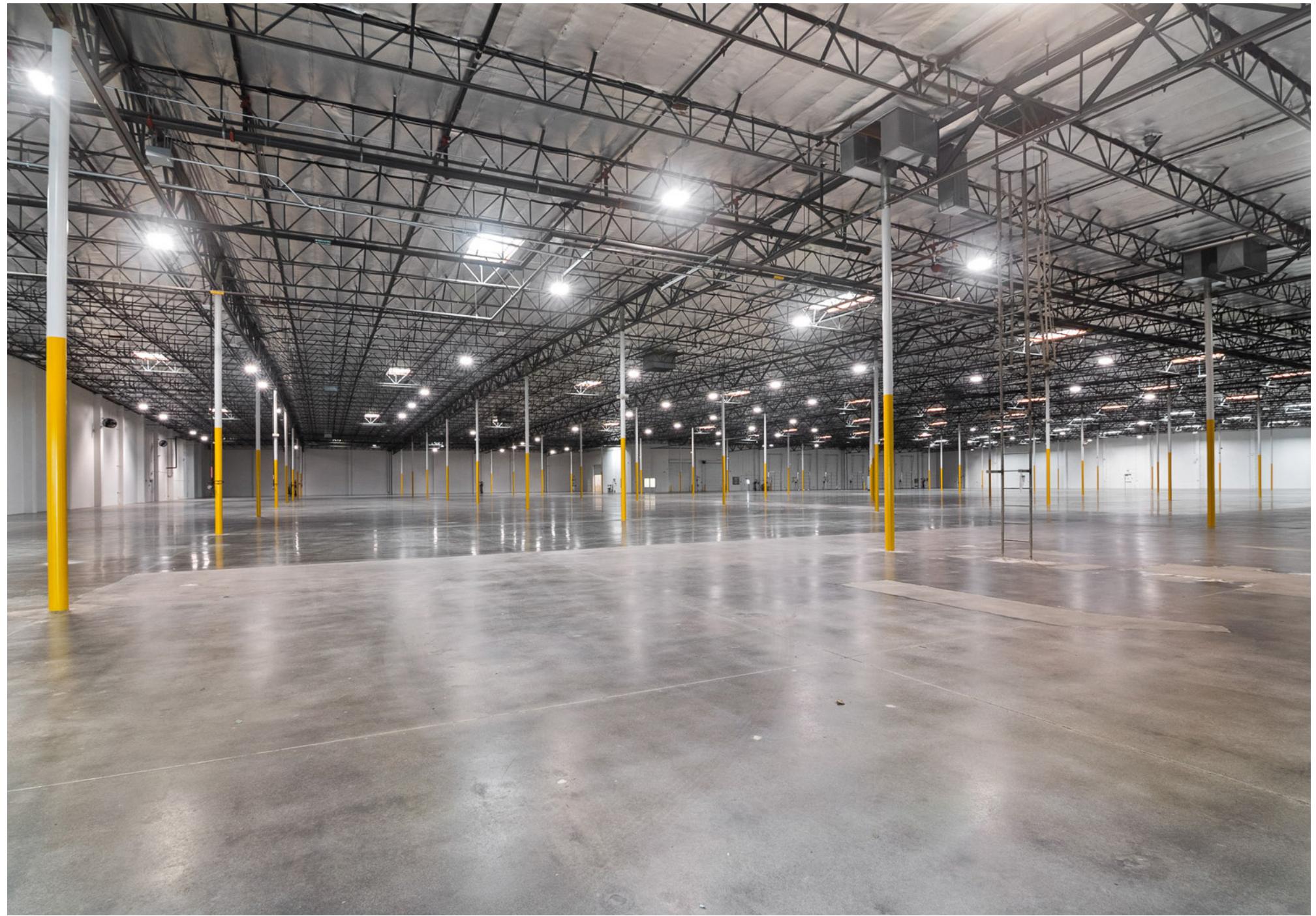


## RACKING PLAN





OFFICE



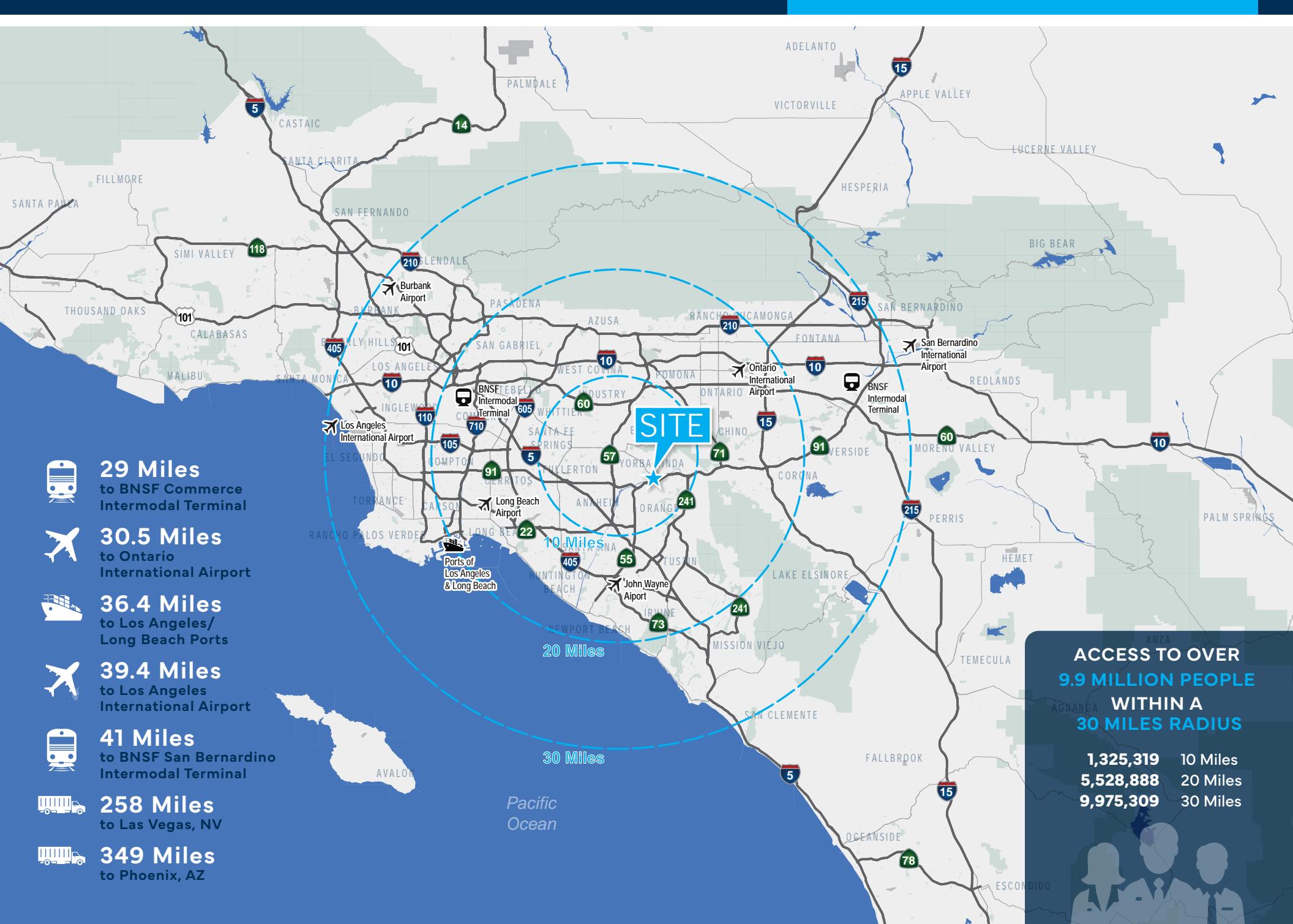
WAREHOUSE



## AE<sup>RIAL</sup>



AERIAL



# REGIONAL MAP

# 5001

E. LA PALMA AVENUE  
ANAHEIM, CALIFORNIA



**ADAM HILL**  
SENIOR VICE PRESIDENT  
714.935.2311  
[AHill@voitco.com](mailto:AHill@voitco.com)  
Lic. #01970562

**MITCH ZEHNER**  
EXECUTIVE VICE PRESIDENT  
714.935.2307  
[McZehner@voitco.com](mailto:McZehner@voitco.com)  
Lic. #00882464

**MICHAEL ZEHNER**  
SENIOR VICE PRESIDENT  
714.935.2328  
[McZehner@voitco.com](mailto:McZehner@voitco.com)  
Lic. #01917963

**Voit**  
REAL ESTATE SERVICES | **ZEHNER HILL**  
INDUSTRIAL GROUP

**3 INDUSTRIAL**