



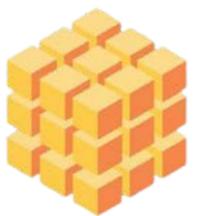
417

421

417 - 421 E. Commercial St  
**FOR LEASE**  
**±20,858 SF**

**FOR LEASE** | FUNCTIONAL INDUSTRIAL WAREHOUSES  
**417 - 421 E. Commercial St.**  
**ANAHEIM, CA 92801**

**Jamie H. Kim, CCIM**  
Broker / Founder  
**P: 714.329.5650**  
jamie.kim@thephronesisgroup.com  
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**FOR LEASE** | FUNCTIONAL INDUSTRIAL WAREHOUSE

# 417 - 421 E. Commercial Street

**ANAHEIM, CA 92801**

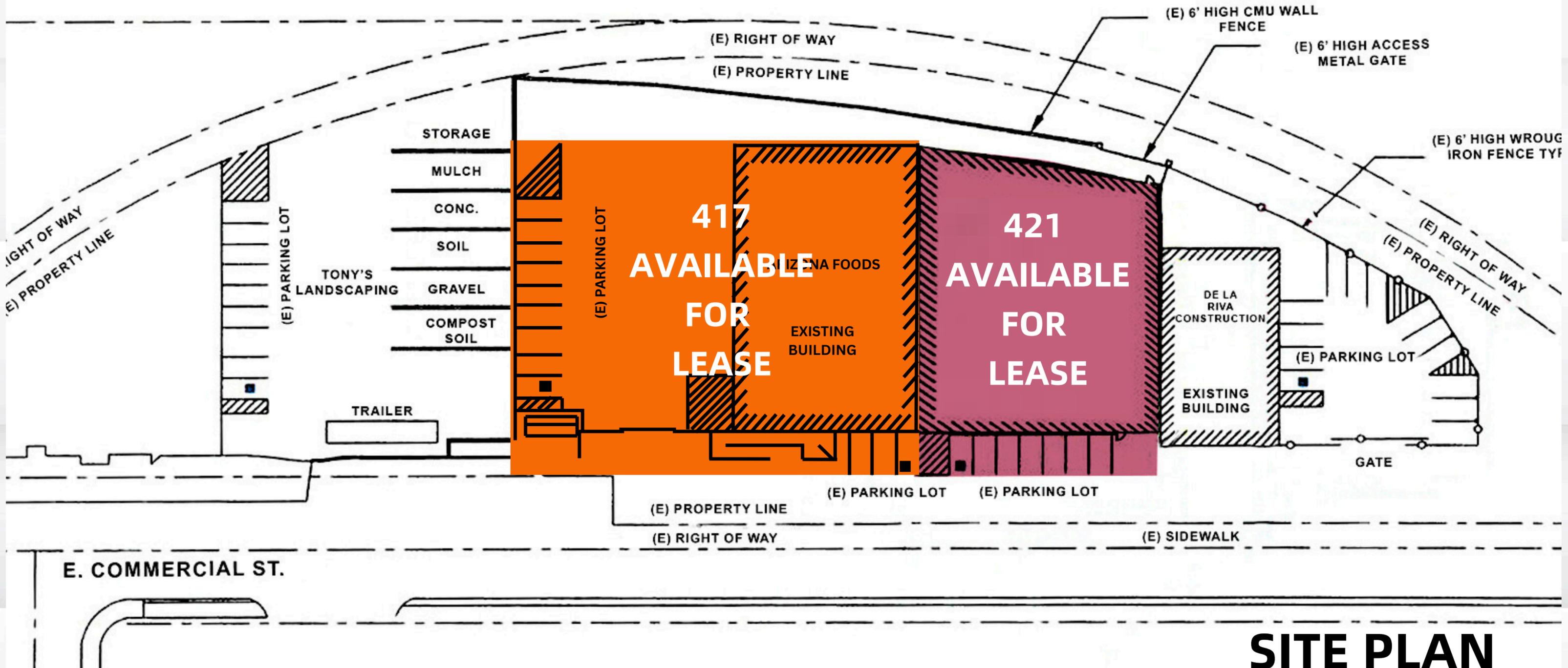
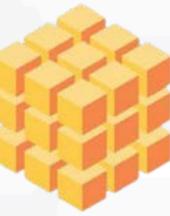
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**SITE PLAN**

# MARKET OVERVIEW

Strategically located in Anaheim's prime industrial corridor, **417 E. Commercial Street** offers **±8,658 SF** of functional industrial space, **±1,000 SF** of office area and a rare **±12,000 SF** secured, paved yard.

The property features include **18 ft clear height**, **400 AMPS** of power, **one dock-high loading door**, **truck parking for up to 10 vehicles**, and ample front-entry parking.

With excellent access to  **freeway**, this site is ideal for distribution, logistics, and other light industrial operations.

**FOR LEASE** | FUNCTIONAL INDUSTRIAL WAREHOUSES

# 417 E. Commercial St

**ANAHEIM, CA 92801**

<b>Building Size</b>	<b>±8,658 SF</b>
<b>Office Area</b>	<b>±1,000 SF</b>
<b>Yard Area</b>	<b>±12,000 SF</b>
<b>Clear Height</b>	<b>18'</b>
<b>Construction</b>	<b>Concrete Tilt Up (CTU)</b>
<b>Built/Renovated</b>	<b>1944 /R 2018</b>
<b>Power</b>	<b>400 AMPS</b>
<b>Loading</b>	<b>1 Dock-High Door</b>
<b>Parking</b>	<b>±15 Stalls</b>
<b>Zoning</b>	<b>I (Industrial)</b>
<b>APN</b>	<b>267-081-07</b>
<b>Asking Rate</b>	<b>\$2.35 PSF Gross</b>

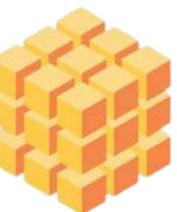
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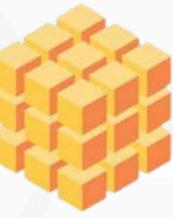
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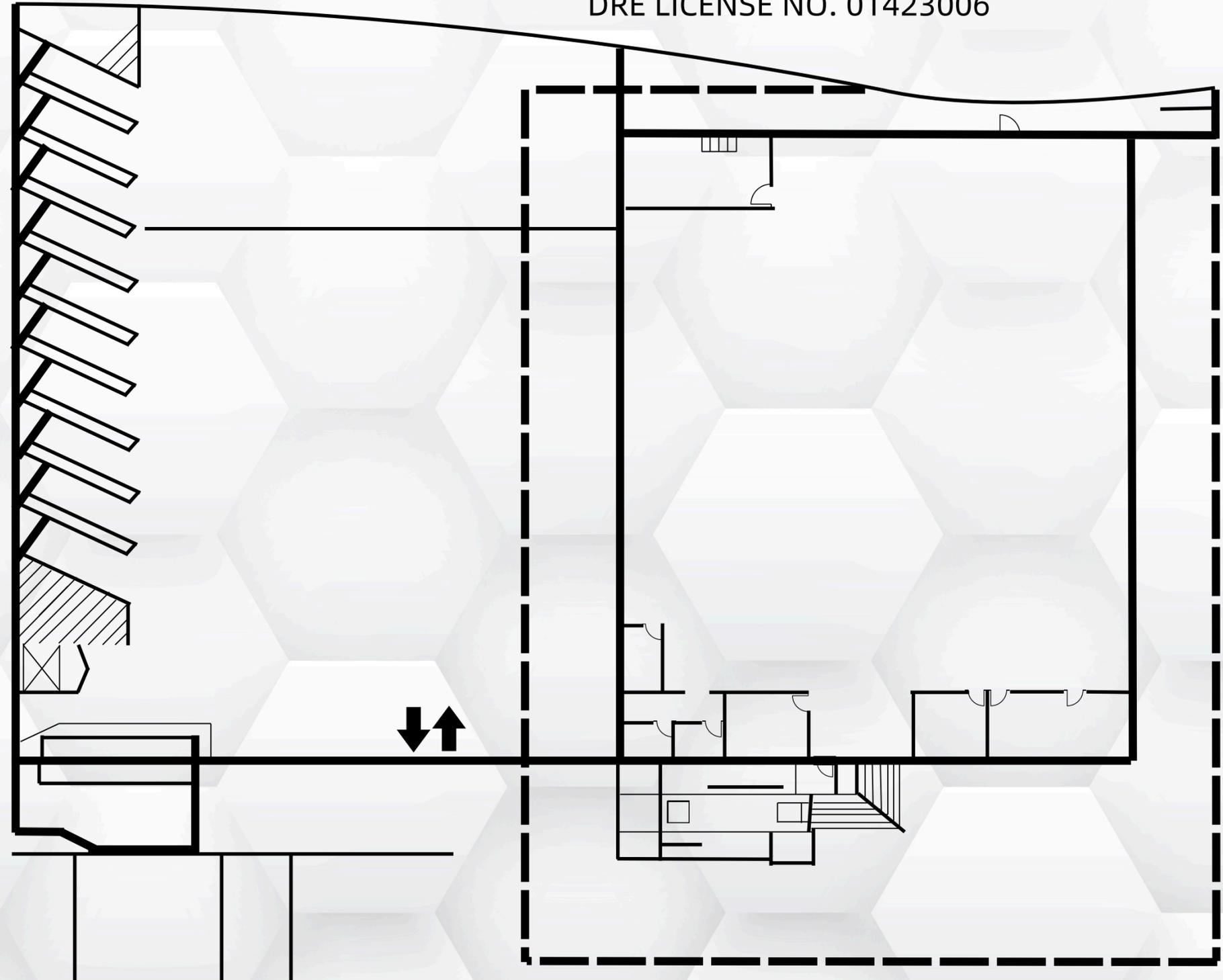


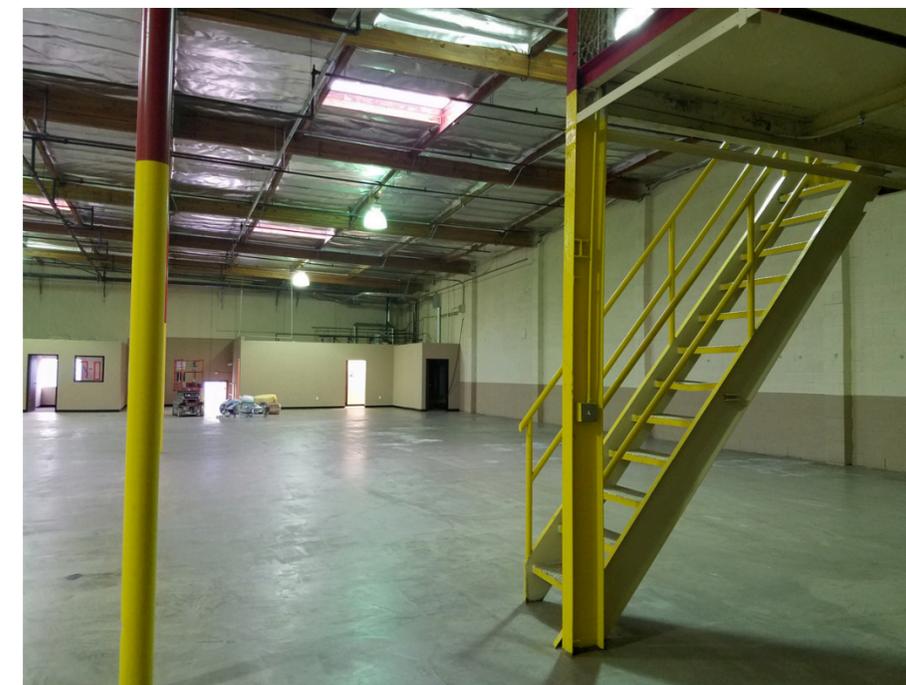
# 417 E. Commercial Street

ANAHEIM, CA 92801

## Building Property Highlights

- **±8,658 SF** Industrial Building with **±1,000 SF** of office area
- **±1,000 SF** Bonus Storage (not included in total SF)
- Large Secured Paved Yard (**±12,000 SF**)
- **18' Clear Height**
- One (1) Dock-High Loading Door
- Truck Parking for up to 10 Vehicles
- Lunchroom with Sink & Break Area
- Two Restrooms (Men's & Women's)
- Additional administrative parking available at front entry





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**417 E. Commercial Street**

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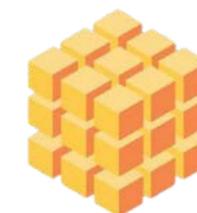
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# MARKET OVERVIEW

Strategically located in Anaheim's prime industrial corridor, **421 E. Commercial Street** offers **±12,200 SF** of functional industrial space, including **±750 SF** of upstairs office area and a rare secured rear yard. Two restrooms on the first level.

The property features include **22 ft clear height**, **400 AMPS** of power, **three oversized grade level loading doors** (motorized) and sprinklers.

With excellent access to the  **freeway**, this site is ideal for distribution, logistics, and other light industrial operations.

**FOR LEASE** | FUNCTIONAL INDUSTRIAL WAREHOUSES

**421 E. Commercial Street**  
**ANAHEIM, CA 92801**

<b>Building Size</b>	<b>±12,200 SF</b>
<b>Office Area</b>	<b>±750 SF</b>
<b>Clear Height</b>	<b>22'</b>
<b>Construction</b>	<b>Mixed (CTU + Concrete)</b>
<b>Built/Renovated</b>	<b>R2000 / 2023 (Add'l TI's)</b>
<b>Power</b>	<b>400 AMPS</b>
<b>Loading</b>	<b>3 GL Doors (Motorized)</b>
<b>Parking</b>	<b>±7 Stalls</b>
<b>Zoning</b>	<b>I (Industrial)</b>
<b>APN</b>	<b>267-081-07</b>
<b>Asking Rate</b>	<b>\$1.65 PSF Gross</b>

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**FOR LEASE**

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# 421 E. Commercial Street

ANAHEIM, CA 92801

## Building Property Highlights

- **±12,200 SF** Industrial Building with
- **±750 SF** of upstairs office area
- Two restrooms on the 1<sup>st</sup> level
- Large Secured Rear Yard (**±TBD SF**)
- **22' Clear Height**
- **400 AMPS**
- **Fire Sprinklers**
- **Three (3) Grade Level** Loading Doors (motorized)
- Two Restrooms (Men's & Women's)
- **Seven (7) parking stalls** near the front entry
- **Metal ramp also available for Sale \$8,500**

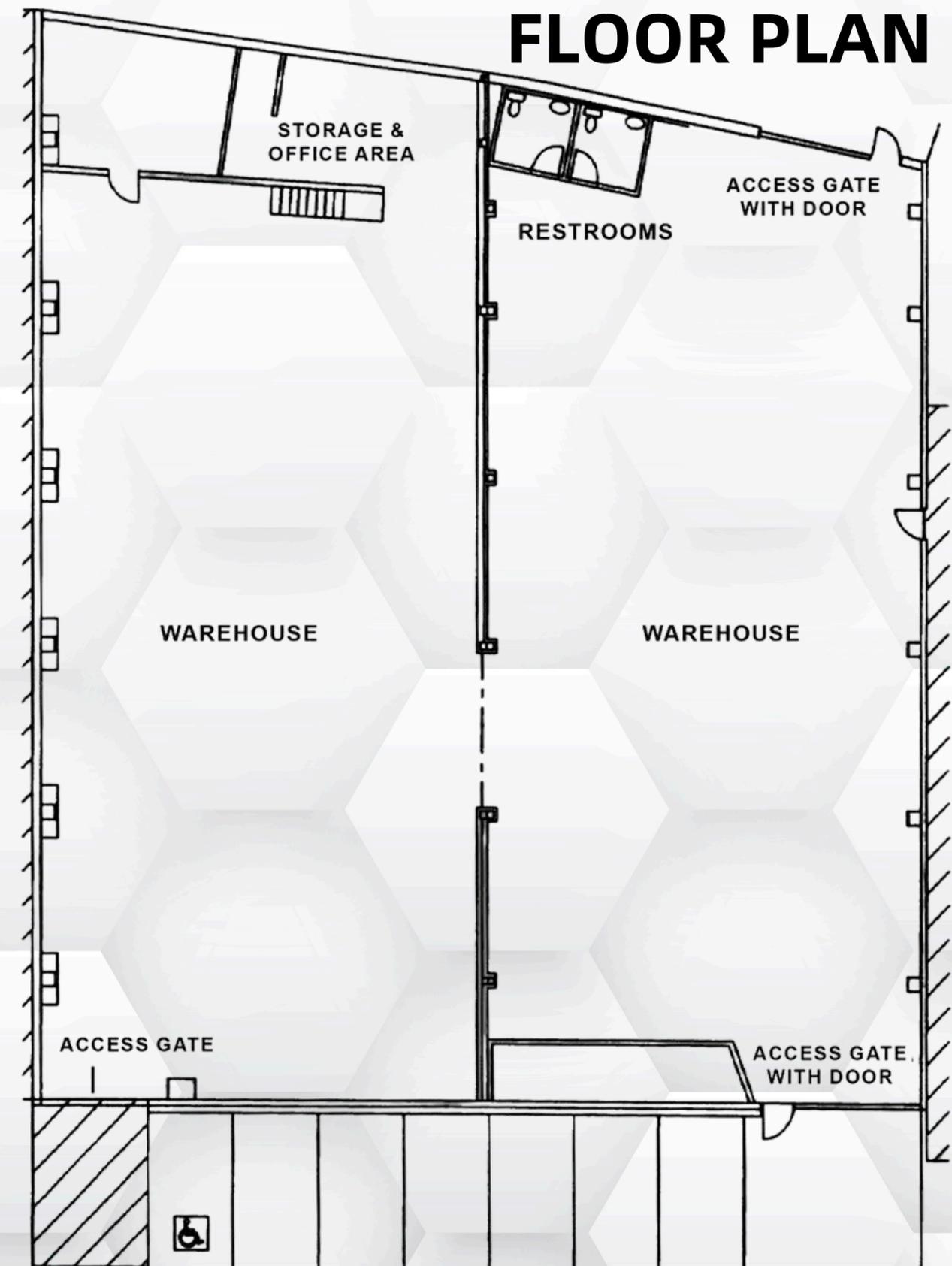
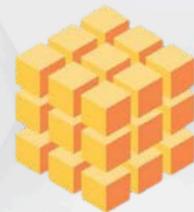
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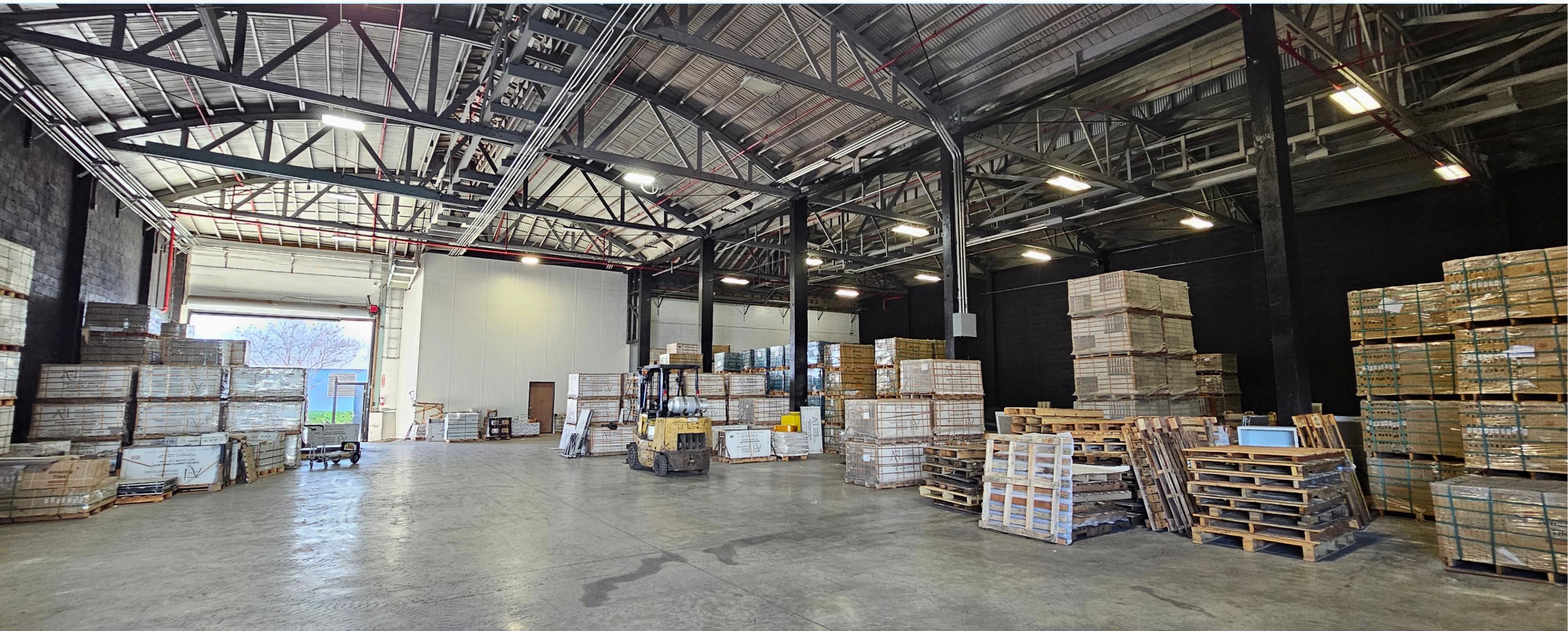
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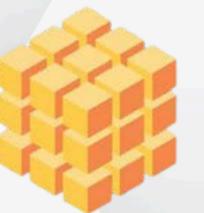
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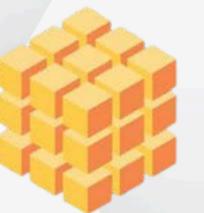
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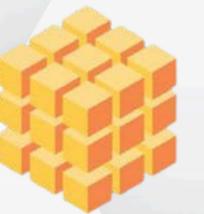
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# METAL RAMP AVAILABLE FOR SALE \$8,500

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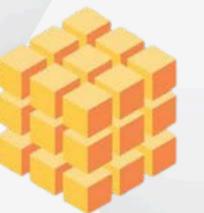
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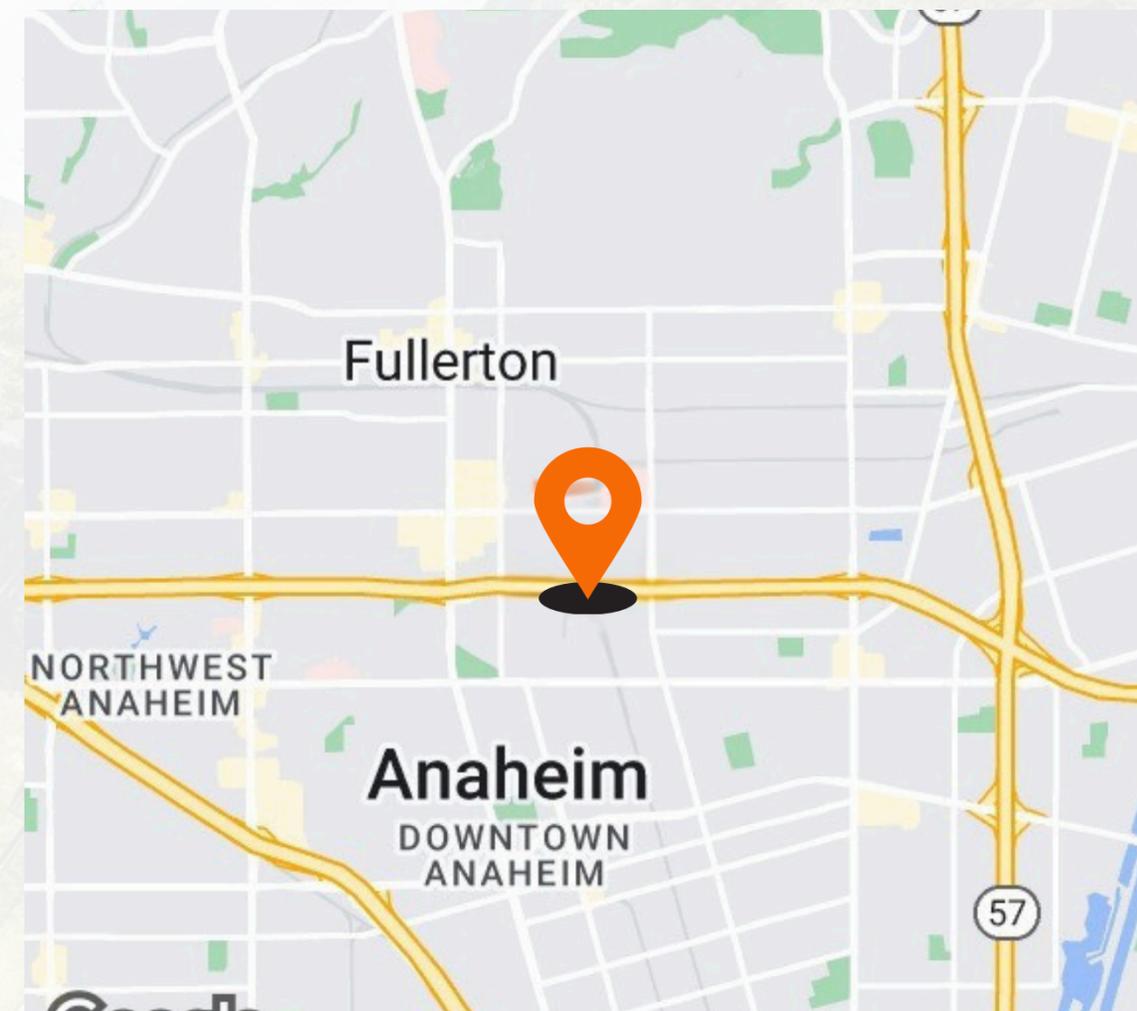
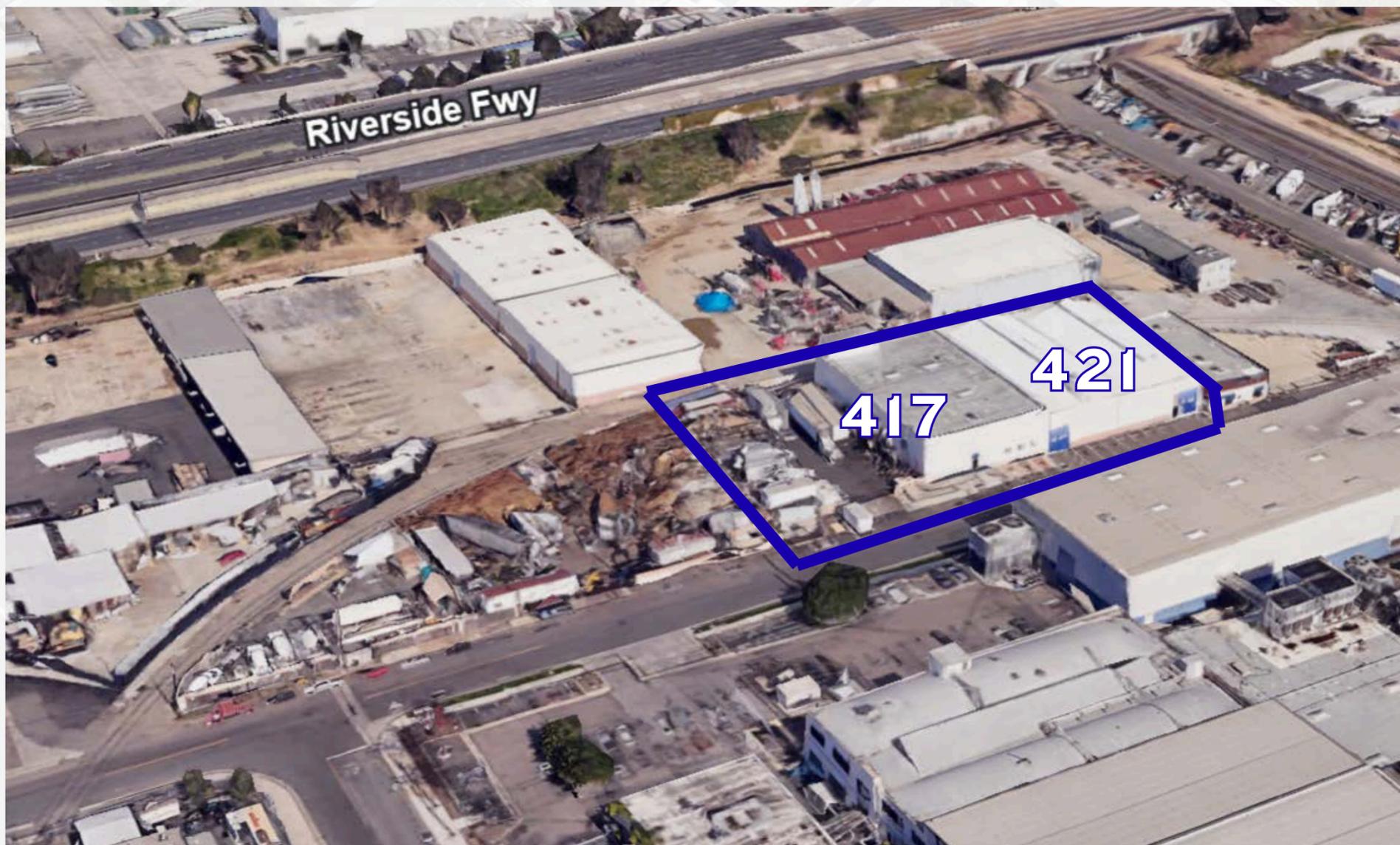
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## CONTACT US:

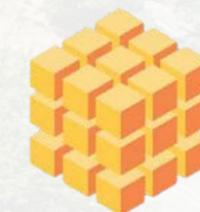
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