

For Lease

901 E CERRITOS AVE ANAHEIM, CA 92805

- Building Size: ± 42,300 SF
- Lot Size: ± 105,851 SF
- Office Size: ± 3,500 SF
- Power: 2,600A; 480/277 Volts
- Ceiling Height 16' - 18'
- Sprinkered: Yes
- Yard: Large Fenced Yard
- Freeways: 5, 91 & 57 Freeways
- Power Provider: Anaheim Public Utilities



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PROPERTY PHOTOS

**Ashwill
Associates**
COMMERCIAL REAL ESTATE



Large Fenced Yard



Large Fenced Yard



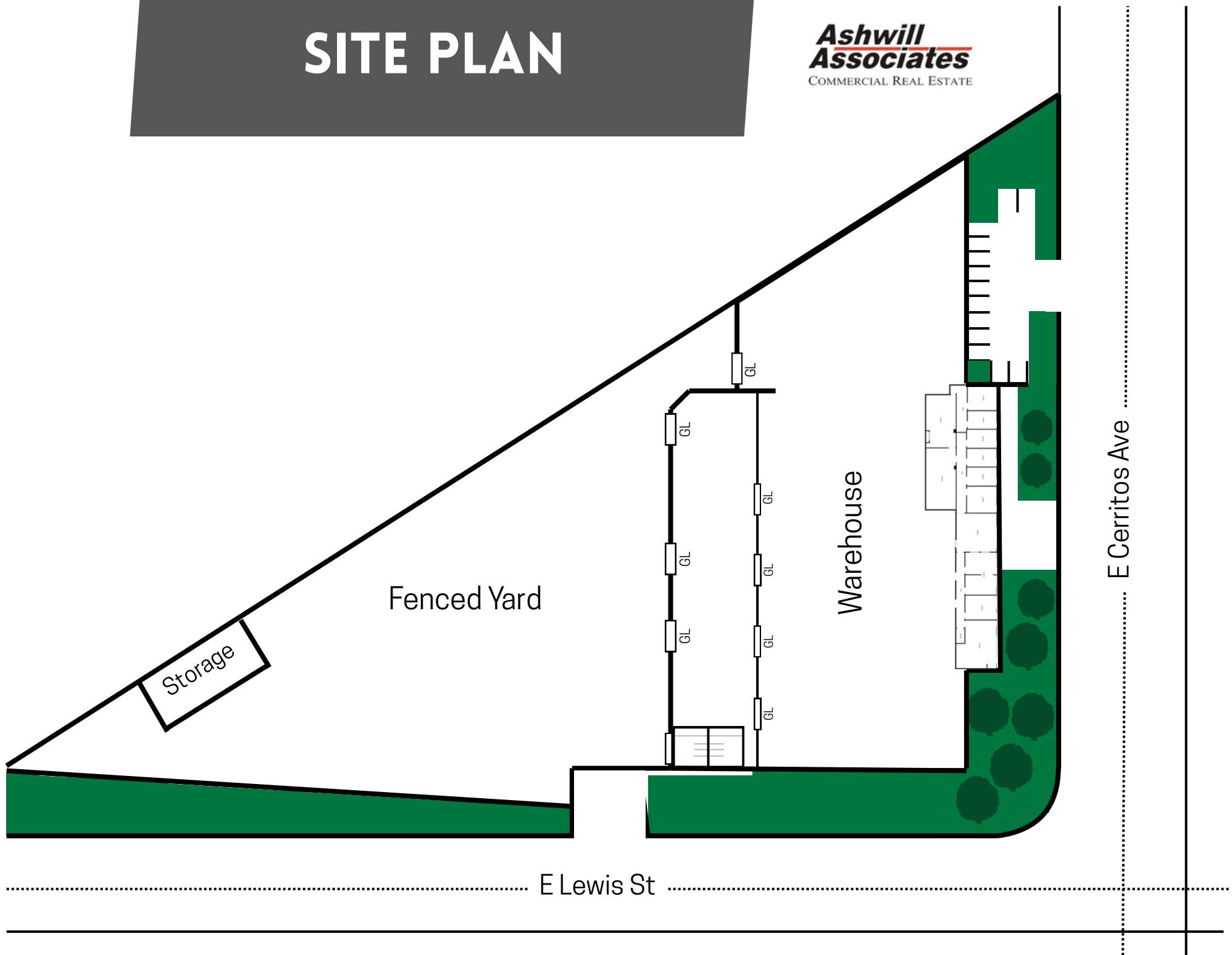
Spacious Warehouse



Spacious Warehouse

SITE PLAN

**Ashwill
Associates**
COMMERCIAL REAL ESTATE



**901 E Cerritos Ave.
Anaheim, CA 92805**





ANAHEIM PUBLIC UTILITIES

Critical Factor	Anaheim Public Utilities	Southern California Edison	Your Savings
Industrial Rate (¢/kWh)	12.8¢/kWh	20-25¢/kWh (blended TOU)	36-49% LOWER
Monthly Savings (Full Capacity)*	Baseline	Higher costs	\$96,605 - \$163,692/month
Annual Savings (Full Capacity)*	Baseline	Higher costs	\$1.16M - \$1.96M/year
10-Year Savings	Baseline	Higher costs	\$13.3 Million
Peak Hour Penalties (4-9pm)	NONE (flat rate)	30-40¢/kWh (2-3x base rate)	No production shift required

DISCLAIMER: Power cost savings calculations are estimates based on 2025 utility rates and assumed usage levels. Actual costs will vary based on operational patterns, time-of-use, power factor, and future rate changes. Prospective tenants/buyers should independently verify current rates with Anaheim Public Utilities (714-765-3300) and conduct their own cost analysis. This information is provided for illustrative purposes only and does not constitute a guarantee of savings. All figures subject to change without notice.

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