



VIEW LIVE
CONSTRUCTION
CAMERA

Property is Energized!
Estimated Delivery Q1 2026



±121,288 SF CLASS A FREESTANDING INDUSTRIAL BUILDING AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITY SITUATED ON ±5.84 ACRES

5235 E. Hunter Ave | Anaheim, CA



Property Highlights

5235 E. HUNTER AVE



Best-in-Class Warehouse Distribution Facility

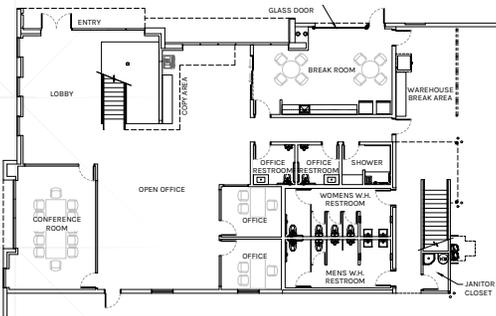
- **±121,288 SF Industrial Development on ±5.84 AC (±254,332 SF)**
- **±7,390 SF Total Office Space**
 - ±3,950 SF First Floor Office
 - ±3,440 SF Second Floor Office
- **14 Dock-High Doors:**
 - 14 Dock-High Positions (7 Pit levelers, 7 Edge-of-Dock Levelers)
- **One (1) Grade-Level Door** (1 Grade-Level Positions)
- **36' Warehouse Clear Height**
- **ESFR K-25 Fire Protection**
- **Secured Yard Area**
- **Parking:** Trailer Parking: Four (4) 11' x 50' Stalls; Auto Parking: 119 Stalls
- **Power: 4,000 Amp Capacity (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

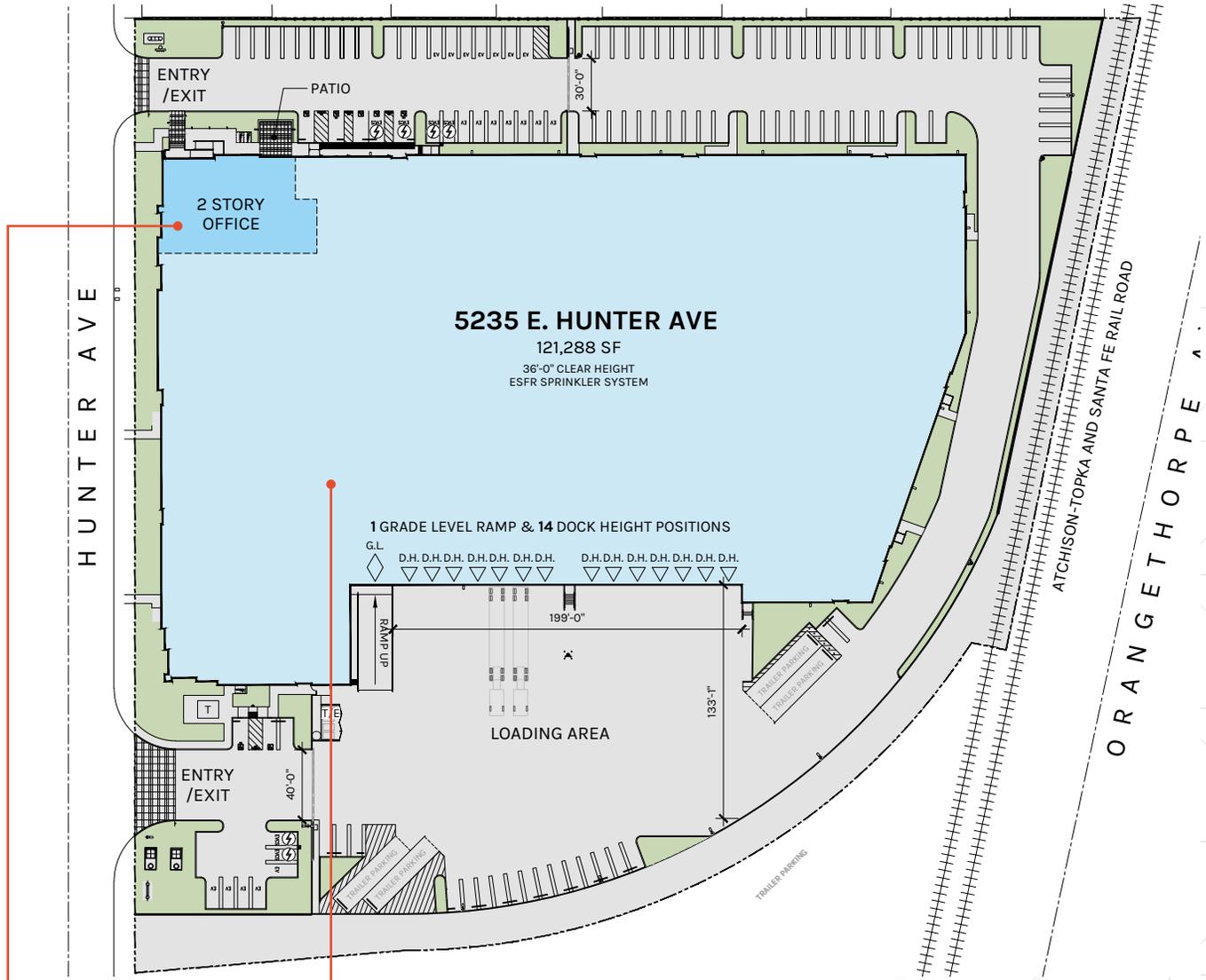
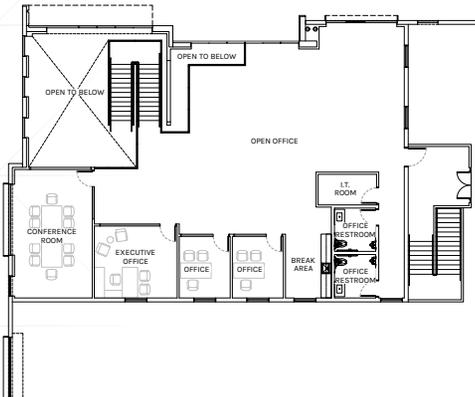
- **Installed Solar Panel System, Creating a Savings of 5 - 10%**
- **Three (3) HVLS Fans in Speed Bay**
- **Touchless Plumbing Fixtures**
- **Electrical Outlets at Each Dock-High Door**
- **HVAC System, Negative Ion Generators & UV Lights in Office**
- **Thermostats and Timers on Warehouse Exhaust Fans 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
3,950 SF



SECOND FLOOR OFFICE
3,440 SF



OFFICE
7,390 SF

WAREHOUSE
113,898 SF

TOTAL
121,288 SF

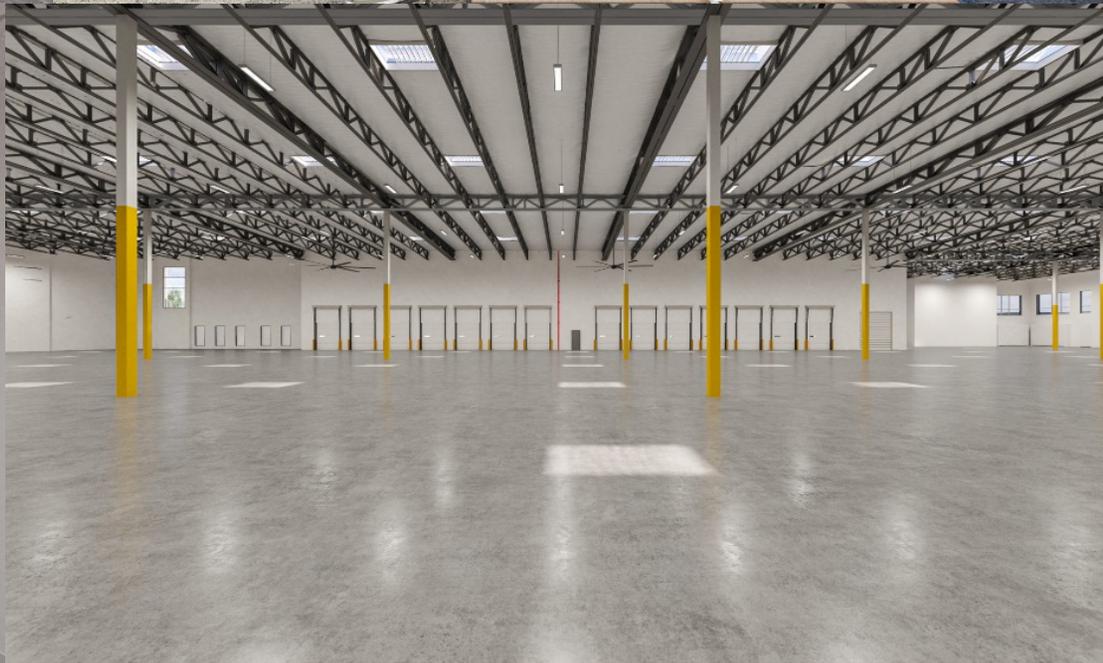
Construction Photos

5235 E. HUNTER AVE



Interior Renderings

5235 E. HUNTER AVE

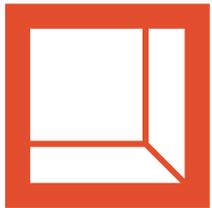




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|---------------------------------|--|--|
| 36.8 miles Port of LA | 35.5 miles Port of LB | |
| 40.1 miles LAX | 25.4 miles Long Beach Airport | 14.8 miles John Wayne Airport |

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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