

# FOR LEASE

53,562 Sq.Ft.



**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE

5455LAPALMA.COM

## DISTRIBUTION WAREHOUSE

5455 E. LA PALMA AVE, ANAHEIM, CA 92807



**Gary Martinez, CCIM, SIOR**

Ashwill Associates

**(714) 931-6639**

gary@ashwillassociates.com

DRE CA Lic #01318932



**Steve Crane**

Ashwill Associates

**(714) 856-2523**

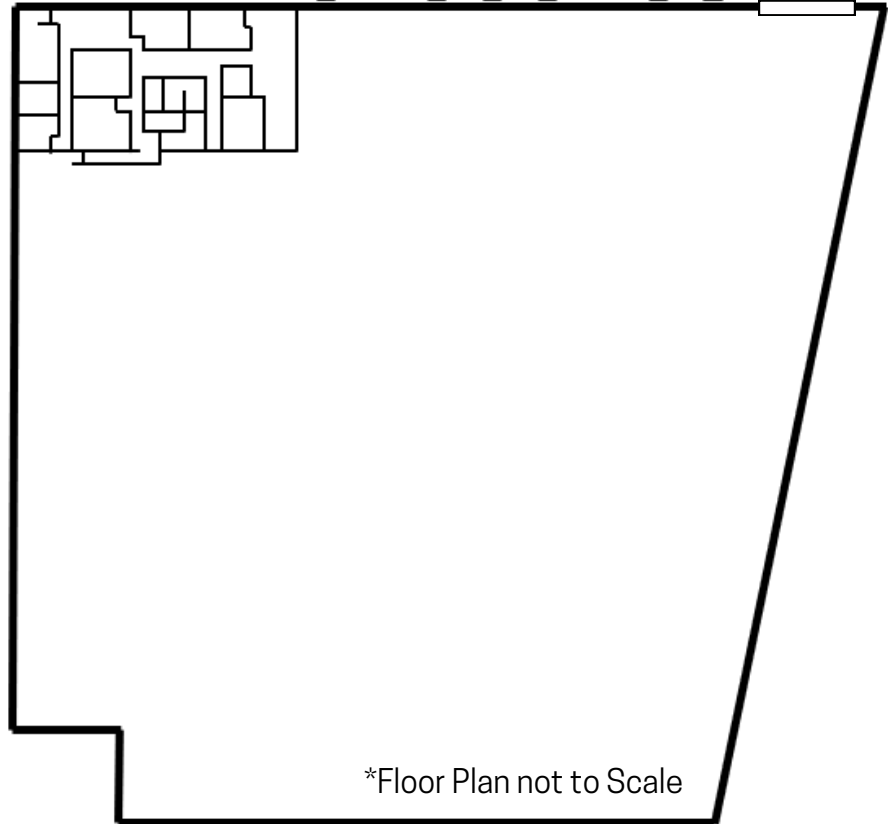
stevec@ashwillassociates.com

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# FEATURES

www.5455LaPalma.com

- 53,562 square feet
- 10 high loading doors available
- Large fenced yard for outdoor storage
- 1 ground level loading door included
- 600 amps, 277/480V industrial power
- Flexible lease terms
- Near 91, 55, 57 freeways
- 26' clear warehouse height
- Approximately 3,000 square feet of office
- Fire sprinklers throughout the warehouse
- Flexible lease terms available for tenants
- Balanced office and warehouse ratio
- Wide truck court for easy maneuvering
- Strong North Orange County labor access



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# PHOTOS

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# STRATEGIC LOCATION

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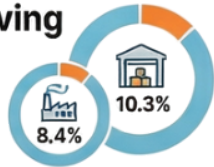
## Access a Market of 13.6 Million People

Located within a 60-minute drive radius of a 6 million person labor force.



## Situated in a Thriving Economic Hub

Strong local industry clusters in manufacturing (8.4%) and warehousing (10.3%).



## Proximity to Critical Logistics Hubs



John Wayne Airport (SNA):  
16 minutes



Ports of LA / Long Beach:  
40 minutes



Los Angeles Int'l (LAX):  
45 minutes



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