



VIEW LIVE
CONSTRUCTION
CAMERA

Under Construction
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

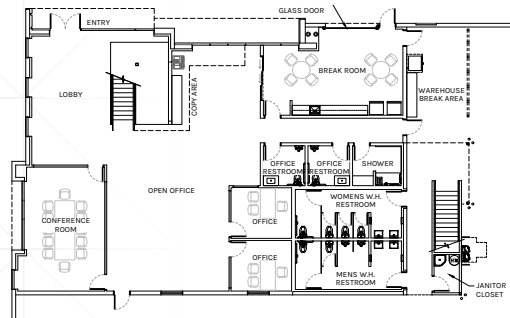
- **±121,288 SF Industrial Development on ±5.84 AC (±254,332 SF)**
- **±7,390 SF Total Office Space**
 - ±3,950 SF First Floor Office
 - ±3,440 SF Second Floor Office
- **14 Dock-High Doors:**
 - 14 Dock-High Positions (7 Pit levelers, 7 Edge-of-Dock Levelers)
- **One (1) Grade-Level Door** (1 Grade-Level 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

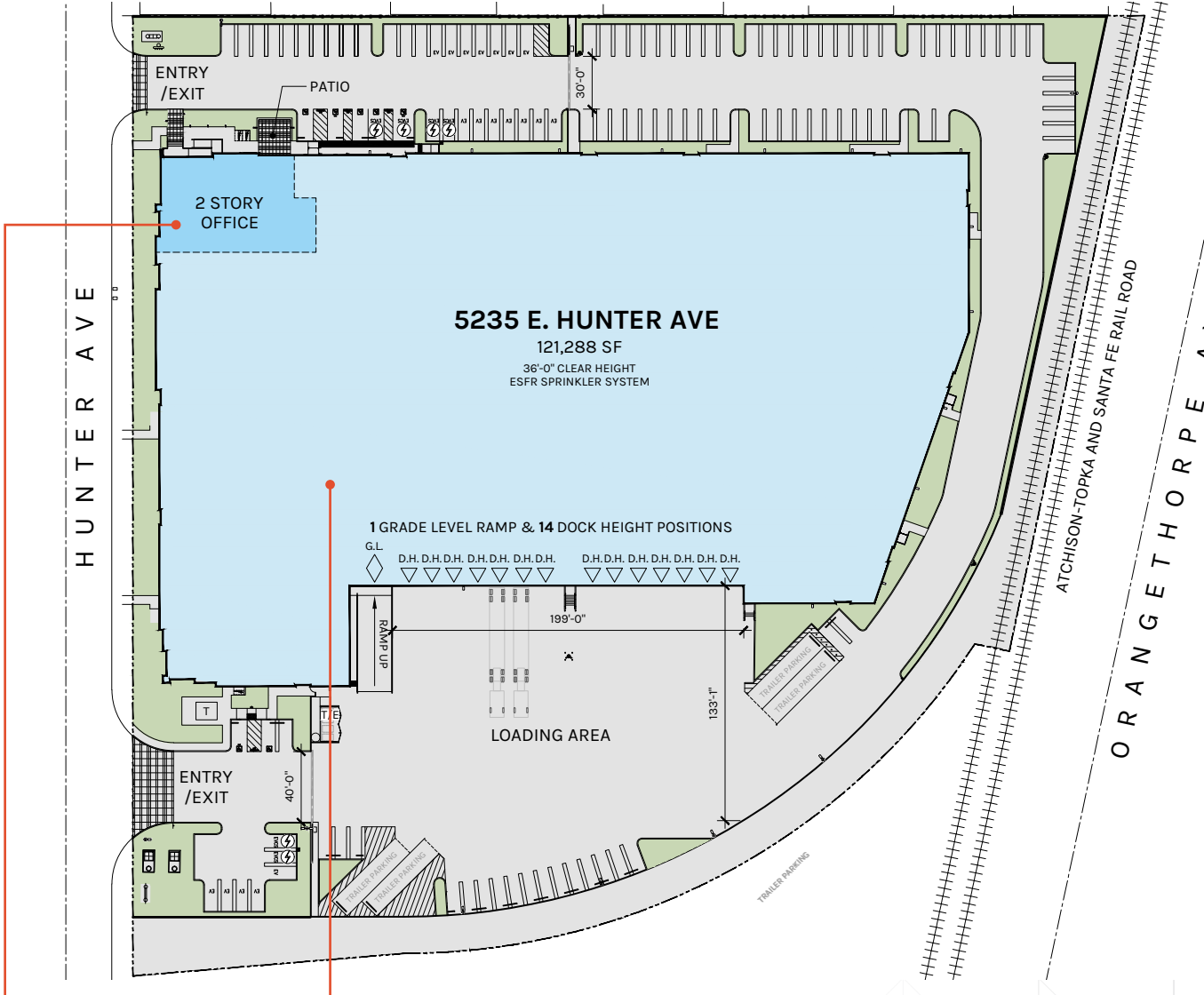
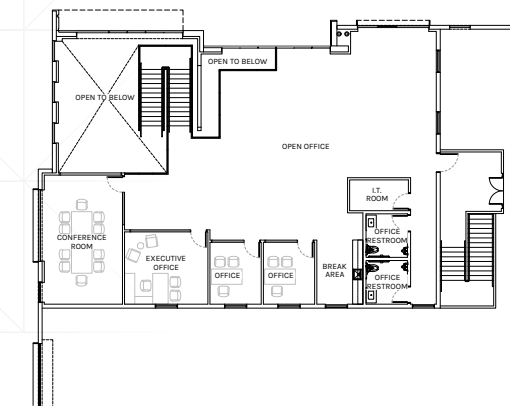
- **Installed Solar Panel System, Creating a Savings of 5 - 10%**
- **Three (3) HVLS Fans in Speed Bay**
- **Touchless Plumbing Fixtures**
- **Electrical Outlets at Each Dock-High Door**
- **HVAC System, Negative Ion Generators & UV Lights in Office**
- **Thermostats and Timers on Warehouse Exhaust Fans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

Site Plan

FIRST FLOOR OFFICE
3,950 SF



SECOND FLOOR OFFICE
3,440 SF



OFFICE
7,390 SF

WAREHOUSE
113,898 SF

TOTAL
121,288 SF

Potential Racking Plan

5235 Hunter - 36' Clear Height

121,288 SF

NUMBER OF BAYS	PALLET HEIGHT	PALLET POSITIONS
989	52"	13,726
	62"	11,688
	78"	9,830

VS. Others - 32' Clear Height

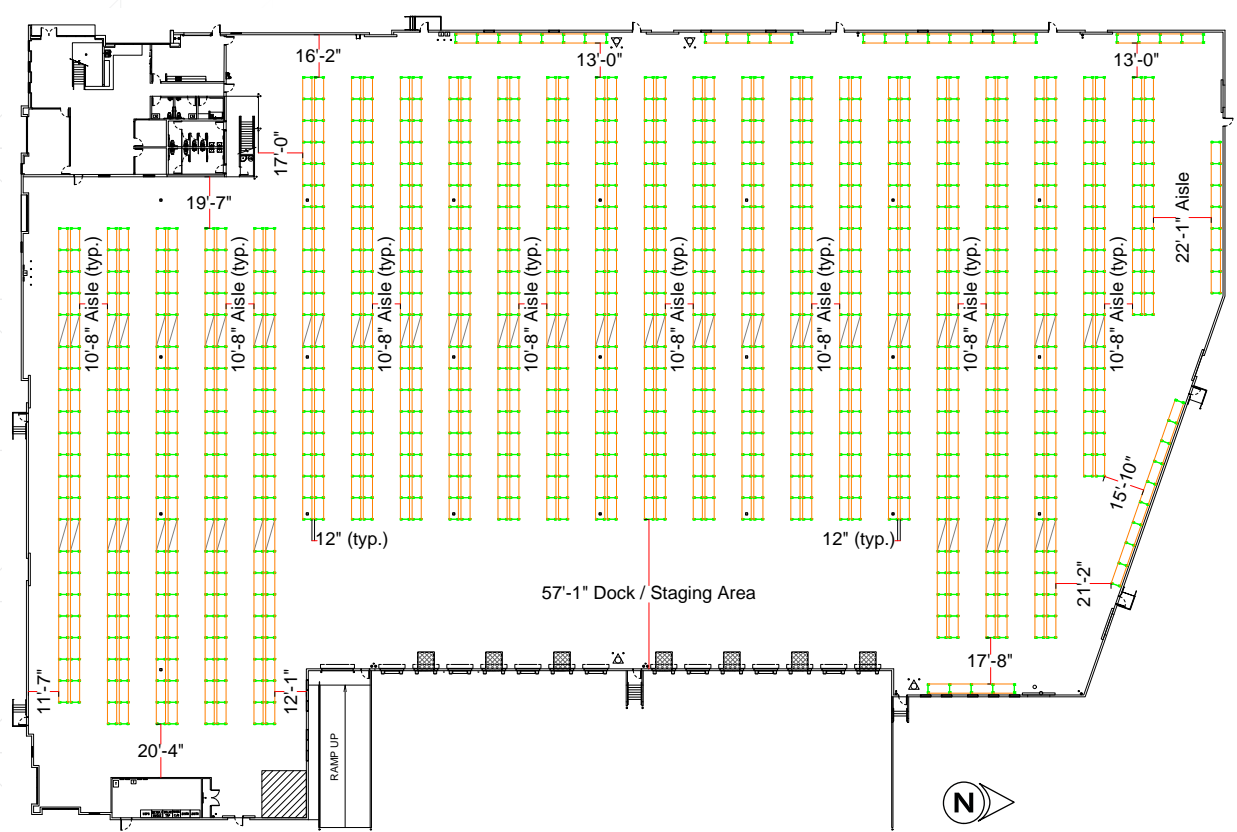
121,288 SF

NUMBER OF BAYS	PALLET HEIGHT	PALLET POSITIONS
989	52"	11,688
	62"	9,650
	78"	7,792

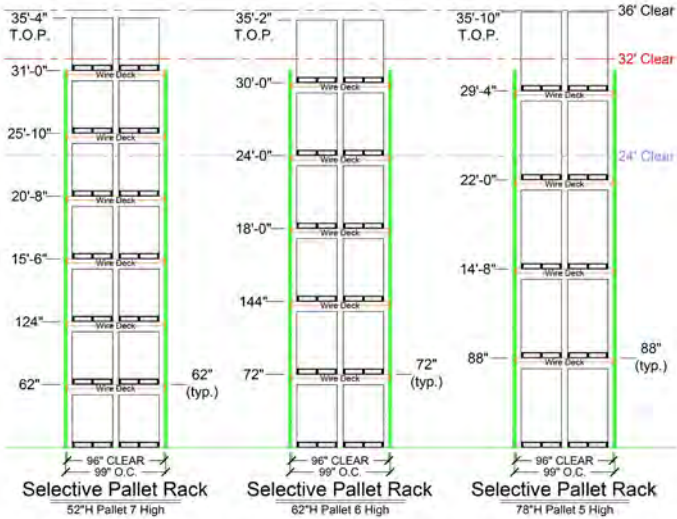
VS. Others - 24' Clear Height

121,288 SF

NUMBER OF BAYS	PALLET HEIGHT	PALLET POSITIONS
989	52"	7,792
	62"	7,612
	78"	5,754



A 36' clear height provides 17-26% more pallet positions than a 32' clear building and 53-76% more pallet positions than a 24' clear building

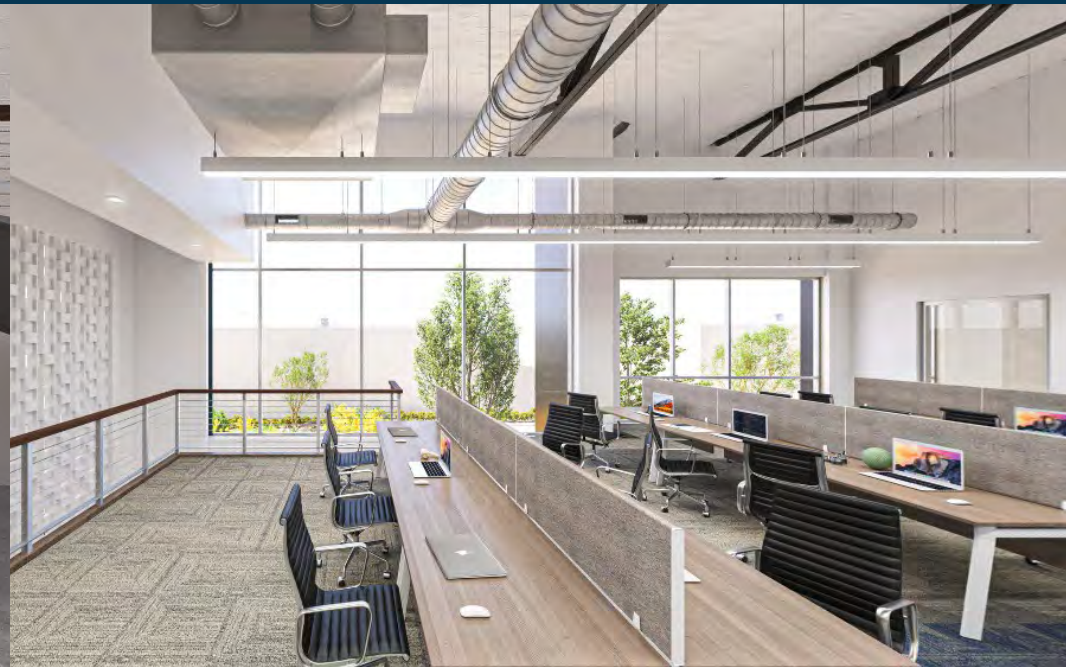


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Interior Renderings

5235 E. HUNTER AVE



Regional Map

5235 E. HUNTER AVE





**Rexford
Industrial**

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