

**FOR LEASE**  
**±8,658 SF**



**FOR LEASE** | FUNCTIONAL INDUSTRIAL WAREHOUSE

**417 E. Commercial Street**

**ANAHEIM, CA 92801**

**Jamie H. Kim, CCIM**

Broker / Founder

**P: 714.329.5650**

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# 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.

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<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>Negotiable</b>

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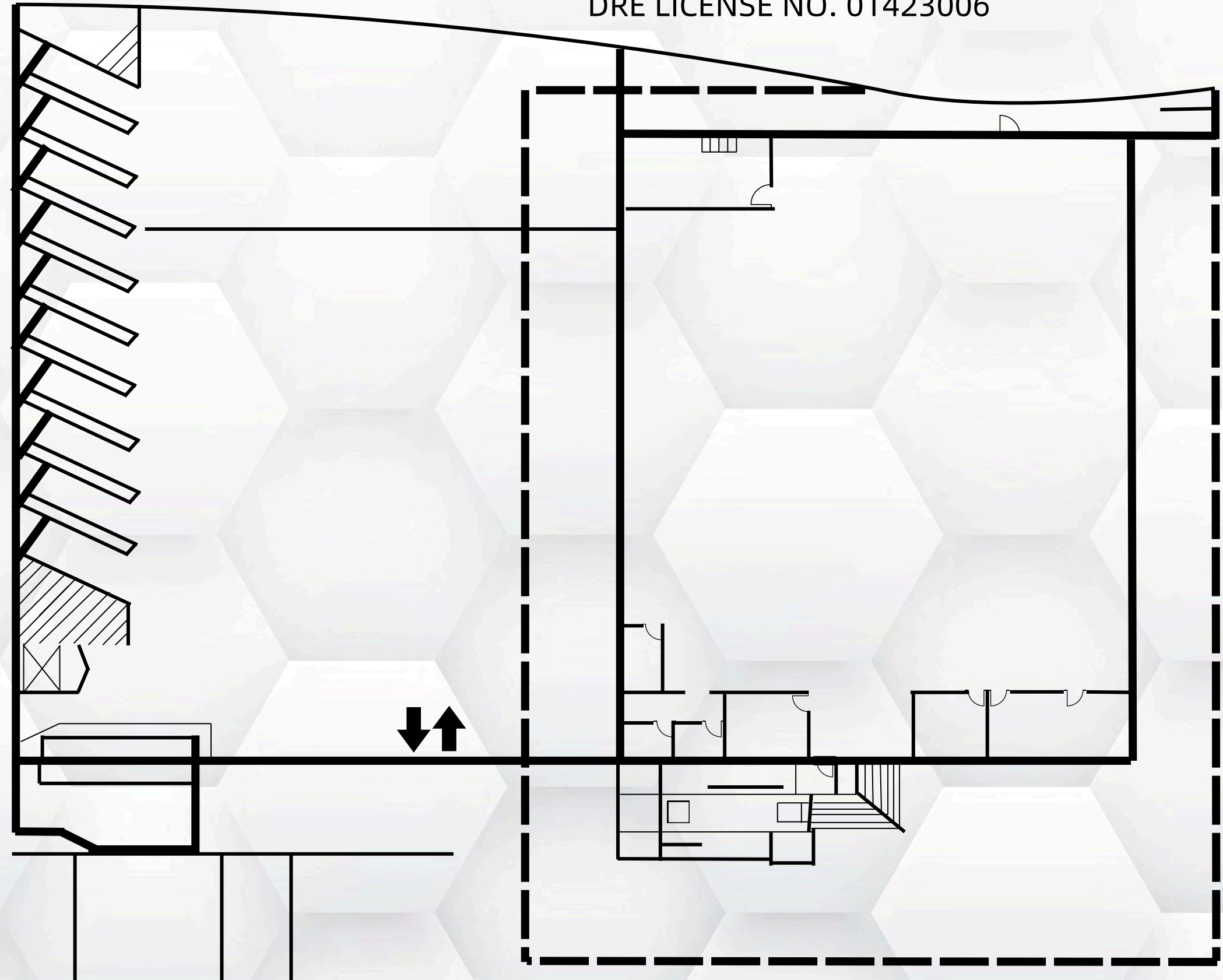


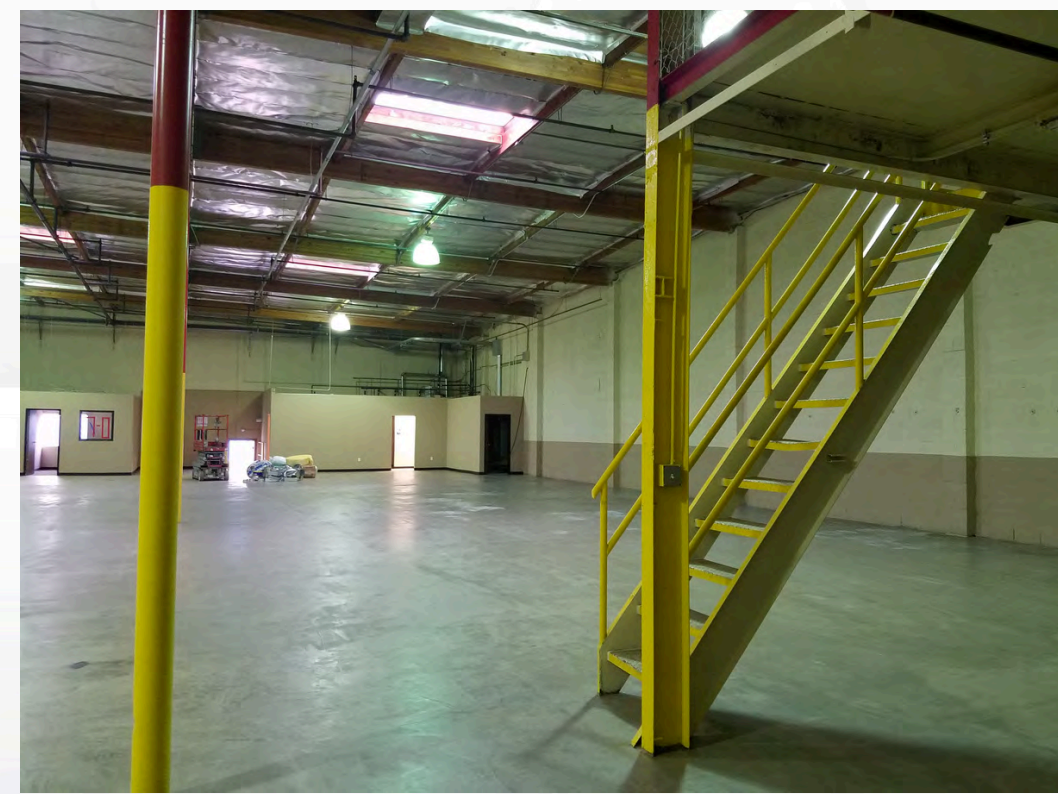
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## Building Property Highlights

- **±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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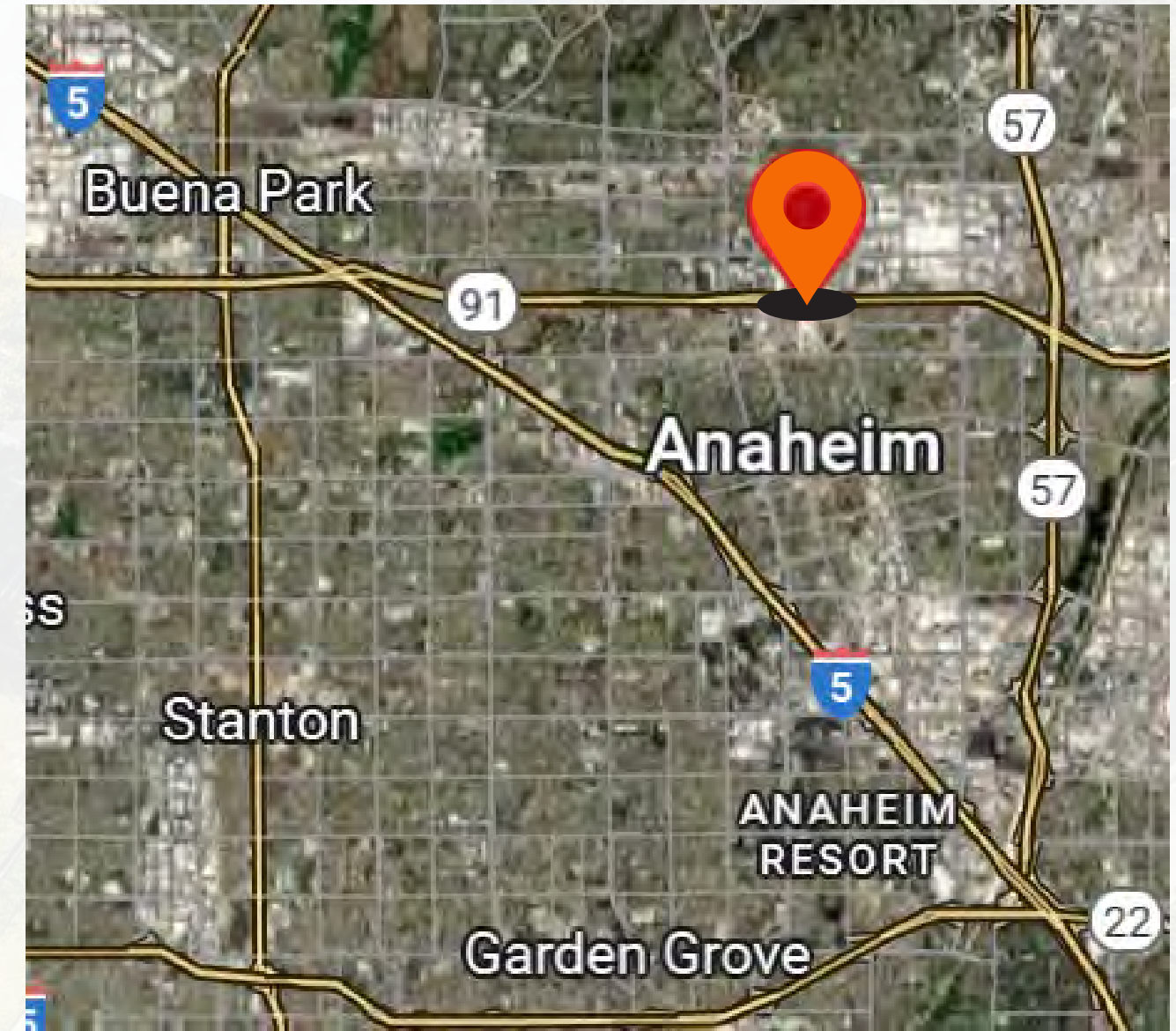
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## CONTACT US:

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**Disclaimer:** Information provided is deemed reliable but not guaranteed. Lessee and their advisors are responsible for verifying all details independently.

# RARE OPPORTUNITY

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