

For Sublease

1291 N Patt Street | Anaheim, CA



JAMES DEREGT

949.887.2010 | james.deregt@srsre.com

CA License No. 01051405

RJ DUMKE

949.438.3986 | rj.dumke@srsre.com

CA License No. 02226306

SEAN HARLOW

949.922.4414 | sean.harlow@srsre.com

CA License No. 02287168

For Sublease

1291 N Patt Street
Anaheim, CA 92801

* Sublease through 05/01/30
Direct deal possible

Property Specifications

BUILDING AREA SF	OFFICE SF
4,699	901
YEAR BUILT	LOADING
2006	1 oversized GL door
CLEAR HEIGHT	BLDG CLASS
18'	A

APN: 035-011-01

JAMES DEREGT CA License No. 01051405
949.887.2010 | james.deregt@srsre.com

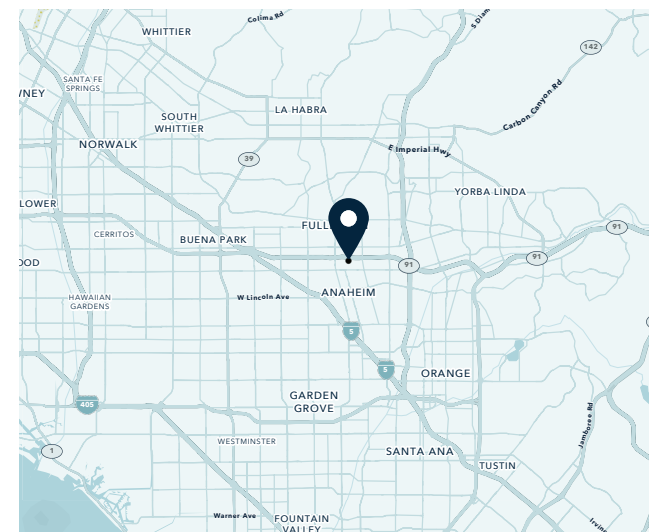
RJ DUMKE CA License No. 02226306
949.438.3986 | rj.dumke@srsre.com

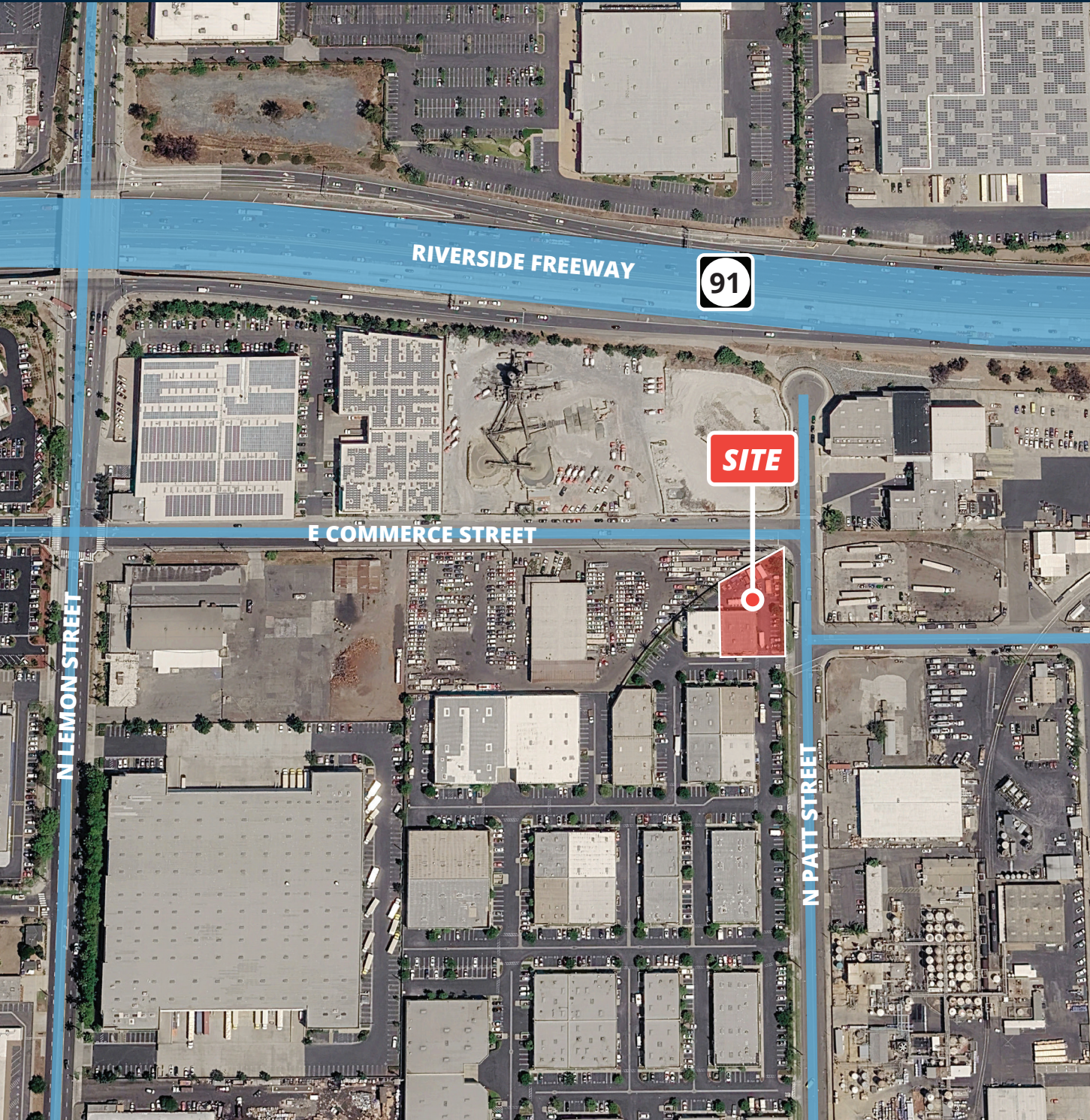
SEAN HARLOW CA License No. 02287168
949.922.4414 | sean.harlow@srsre.com



About the Property

- Epoxy flooring in warehouse
- Additional parking
- Yard space
- High end finishes throughout
- Strategically located within an established industrial corridor with immediate access to the 91 Freeway and convenient connectivity to the 5 and 57 Freeways
- Located in Orange County's infill industrial market, providing access to a large labor pool and Southern California's major population centers







SRS REAL ESTATE PARTNERS

680 Newport Center Drive, Suite 300
Newport Beach, CA 92660

James deRegt

Senior Vice President

949.887.2010

james.deregt@srsre.com

A License No. 02287168

RJ Dumke

Associate

949.438.3986

rj.dumke@srsre.com

CA License No. 02226306

Sean Harlow

Associate

949.922.4414

sean.harlow@srsre.com

CA License No. 02287168

Broker of Record: Garrett Colburn, CA License No. 01416734, SRS Real Estate Partners, California GP, Inc.

SRSRE.COM/Industrial

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.