

FOR LEASE
±12,200 SF



FOR LEASE | FUNCTIONAL INDUSTRIAL WAREHOUSE + YARD

421 E. Commercial Street
ANAHEIM, CA 92801

Jamie H. Kim, CCIM

Broker / Founder

P: 714.329.5650

jamie.kim@thephronesisgroup.com

DRE LICENSE NO. 01423006



MARKET OVERVIEW

Strategically located in Anaheim's prime industrial corridor, **421 E. Commercial Street** offers **±12,200 SF** of functional industrial space, including **±750 SF** of upstairs office area and a rare secured rear yard. Two restrooms on the first level.

The property features include **22 ft clear height**, **400 AMPS** of power, **three oversized grade level loading doors** (motorized) and sprinklers.

With excellent access to the  **freeway**, this site is ideal for distribution, logistics, and other light industrial operations.

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Building Size	±12,200 SF
Office Area	±750 SF
Clear Height	22'
Construction	Mixed (CTU + Concrete)
Built/Renovated	R2000 / 2023 (Add'l TI's)
Power	400 AMPS
Loading	3 GL Doors (Motorized)
Parking	±7 Stalls
Zoning	I (Industrial)
APN	267-081-07
Asking Rate	\$1.65 PSF Gross

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Building Property Highlights

- **±12,200 SF** Industrial Building with
- **±750 SF** of upstairs office area
- Two restrooms on the 1st level
- Large Secured Rear Yard (**±1,050 SF**: 105' x 10')
- **22' Clear Height**
- **400 AMPS**
- **Fire Sprinklers**
- **Three (3) Grade Level** Loading Doors (motorized)
- Two Restrooms (Men's & Women's)
- **Seven (7) parking stalls** near the front entry
- **Metal ramp also available for Sale \$8,500**

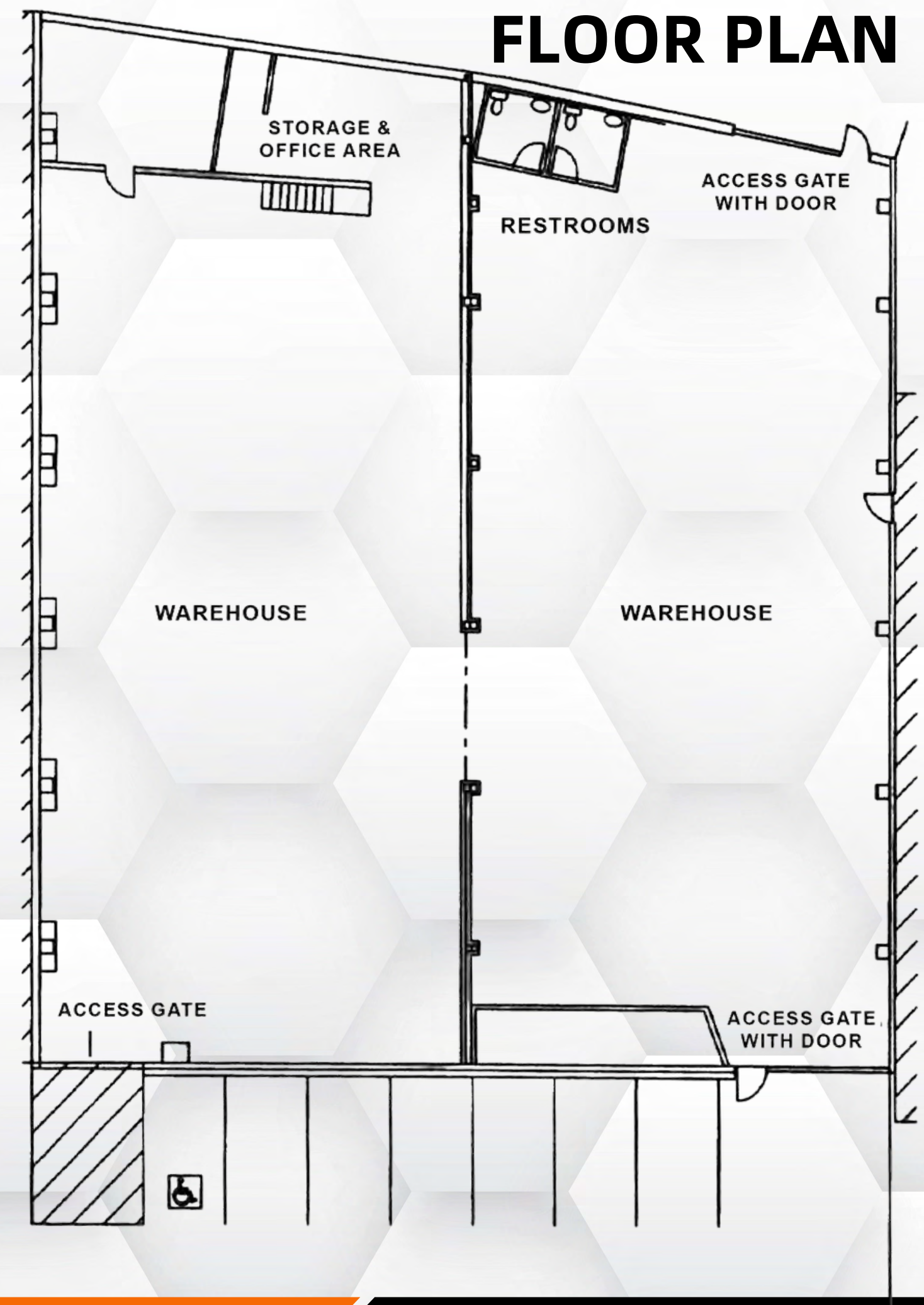
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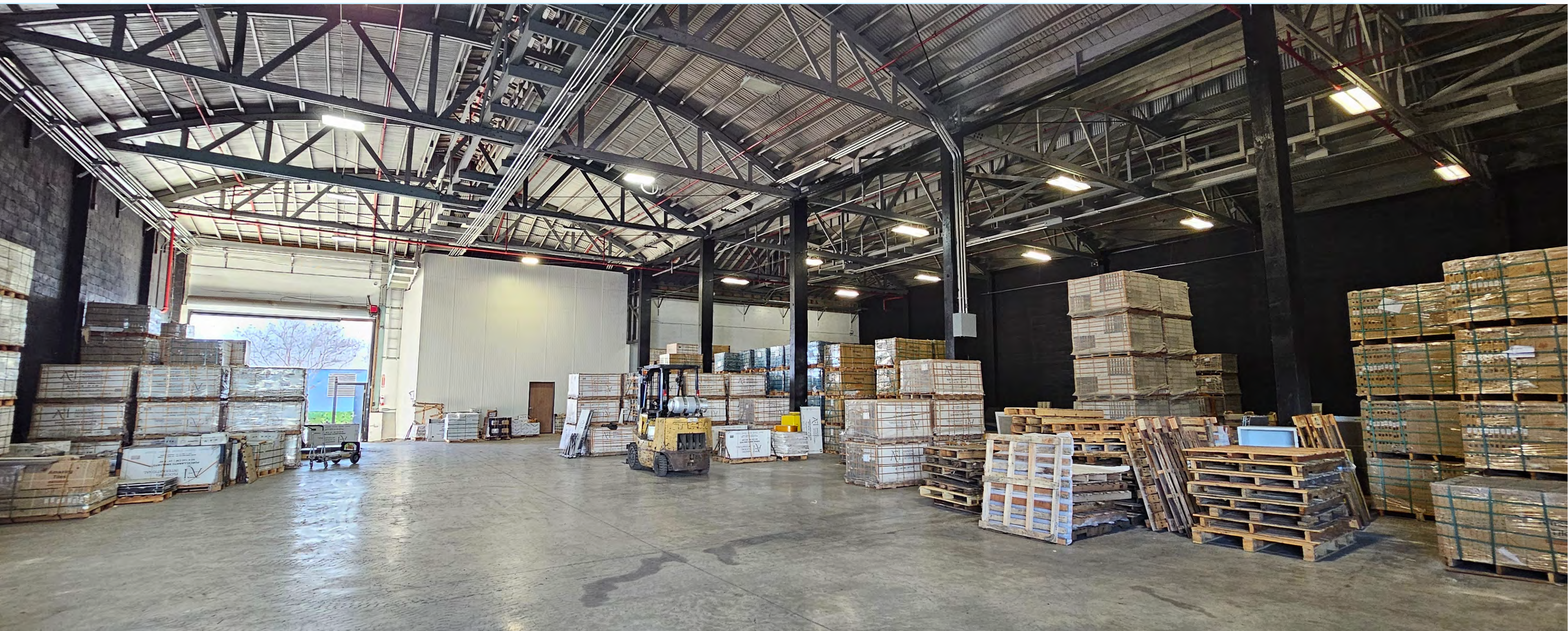
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REAR YARD
105' x 10' (±1,050 SF)

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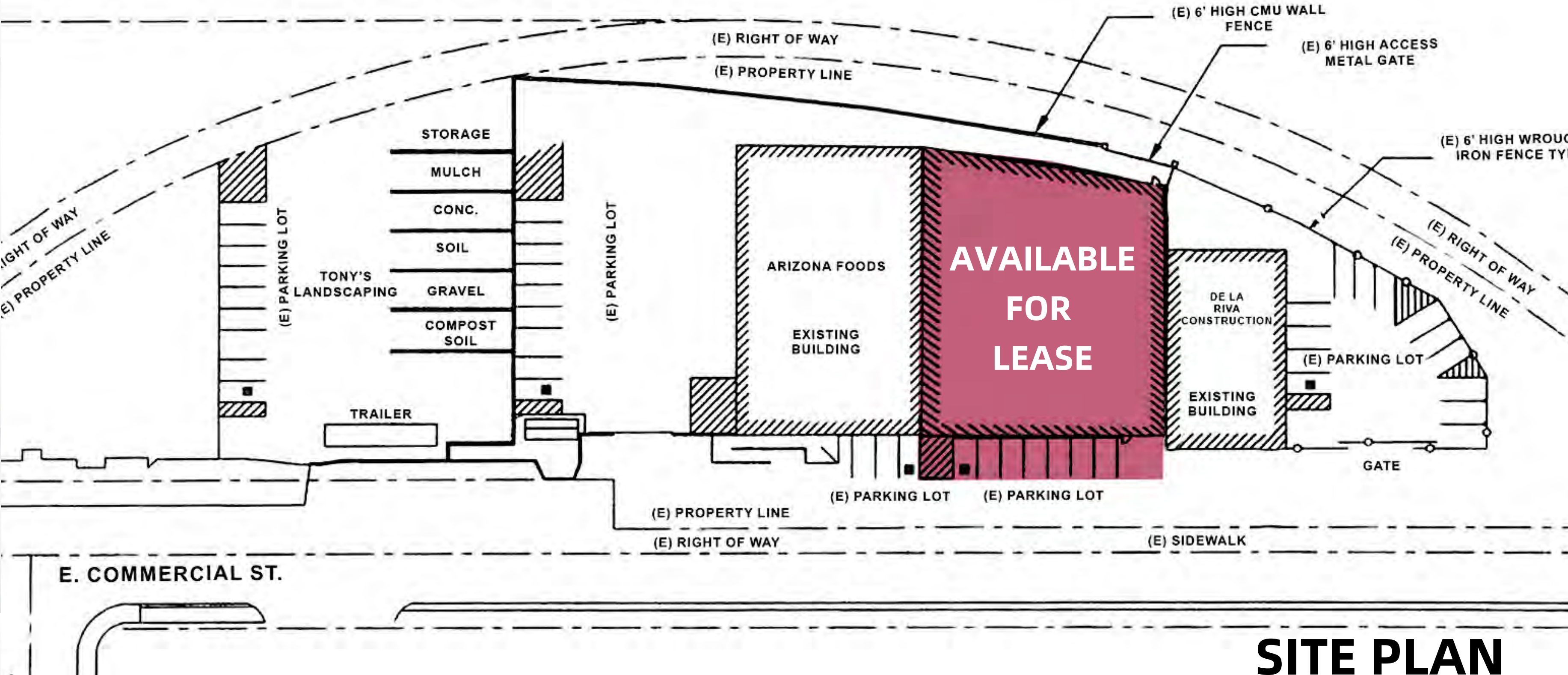


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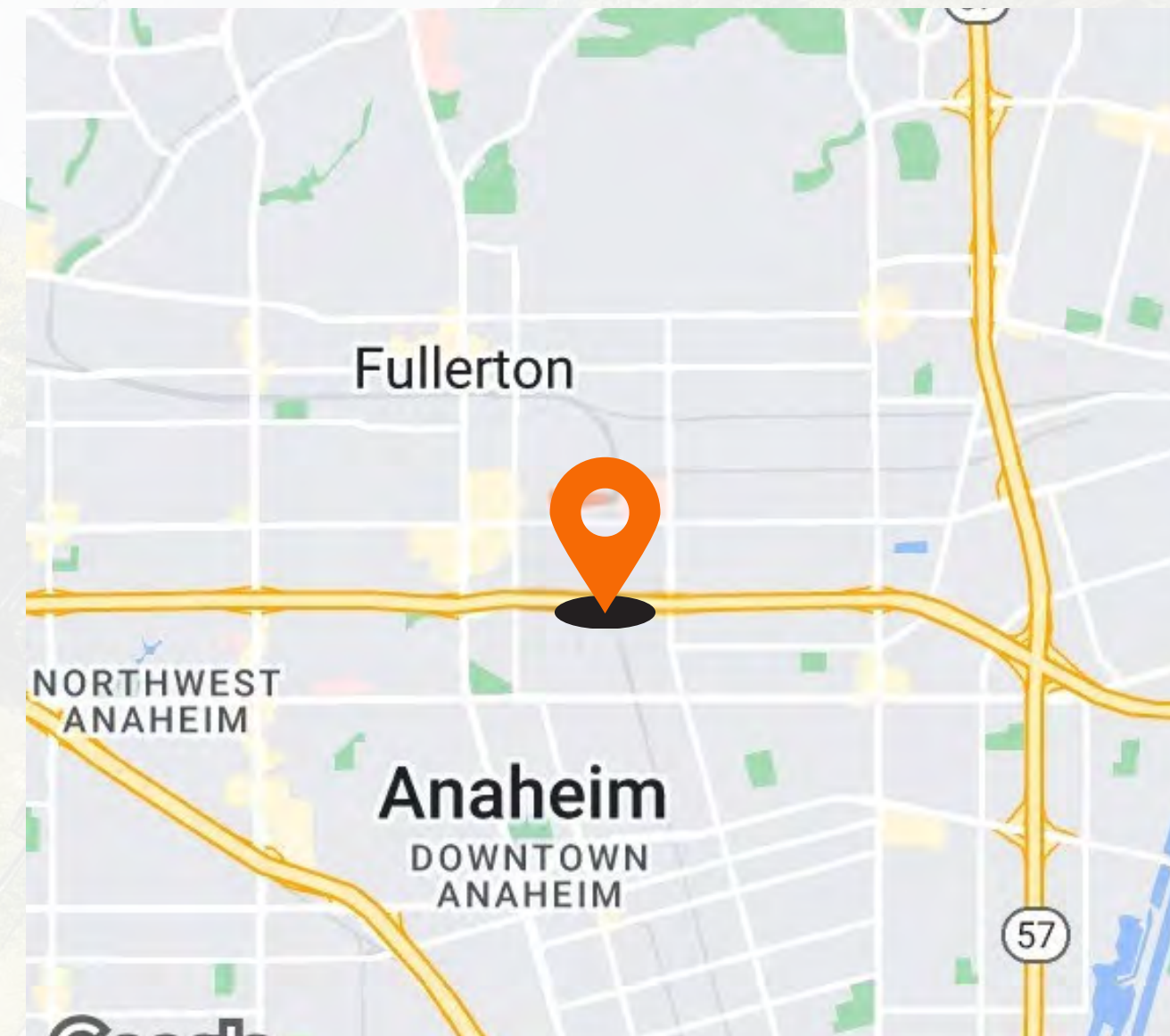


SITE PLAN

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