

5001 E. LA PALMA AVENUE

ANAHEIM, CALIFORNIA



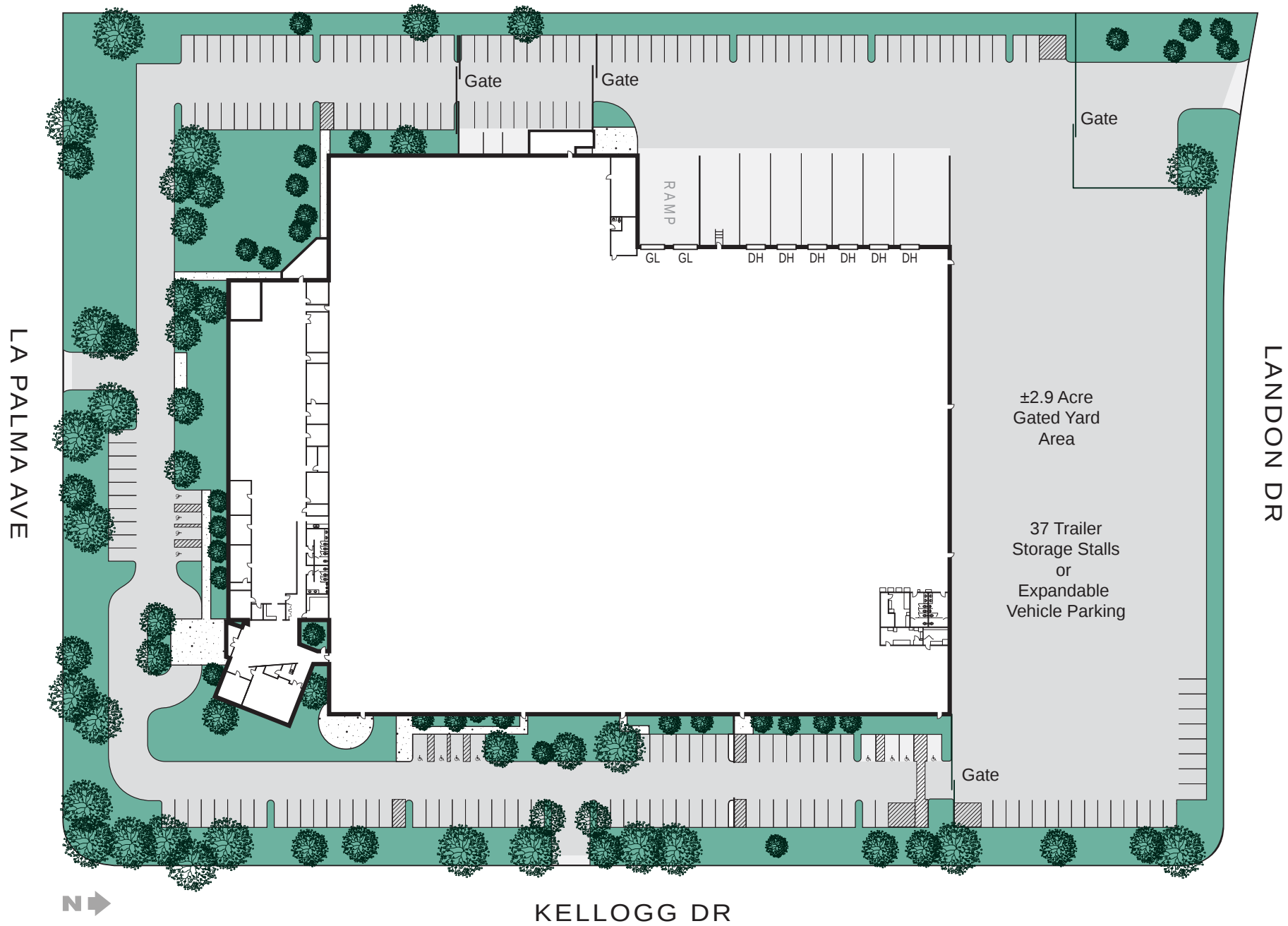
±149,810
SQUARE FEET
FOR SALE
OR LEASE





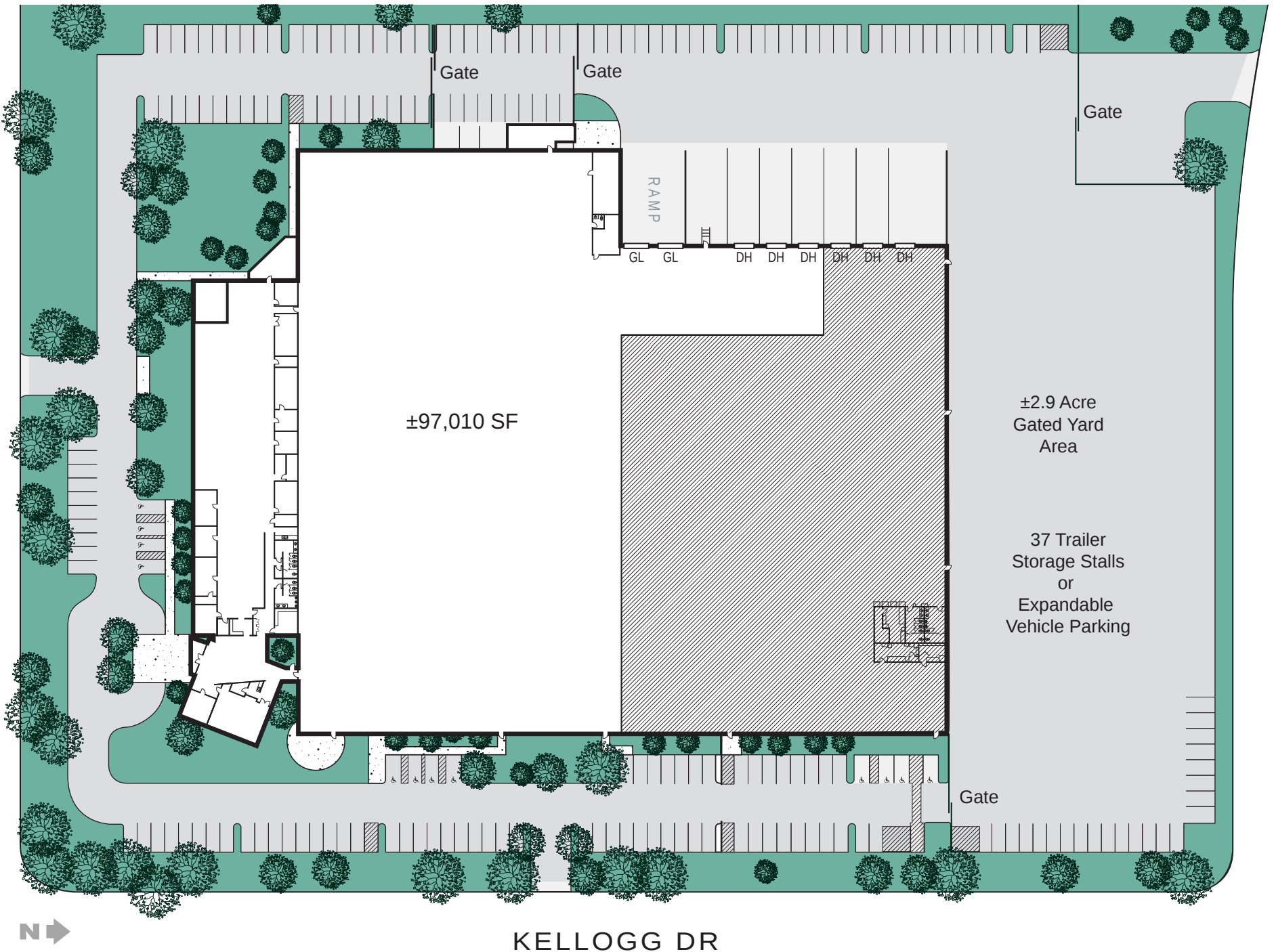
Voit Real Estate Services is pleased to present a rare opportunity to lease or purchase, a premier corporate headquarter industrial facility totaling approximately 149,810 square feet, located at 5001 E. La Palma Avenue, in the city of Anaheim, CA. Strategically positioned in East Anaheim, the property offers exceptional accessibility with the Costa Mesa (55) Freeway approximately 2.3 miles away, the Orange (57) Freeway about 5.3 miles away, and the Riverside (91) Freeway roughly 1.3 miles away—providing seamless connectivity to Orange and Los Angeles Counties, as well as the Inland Empire. Located on a signalized corner along La Palma Avenue, the property boasts excellent street visibility within the highly sought-after Anaheim Canyon Corridor. Power is provided by the City of Anaheim, ensuring reliable infrastructure support for industrial operations but also affording industrial users significant electrical utility savings. Additionally, there are solar panels on the roof to add further cost savings on the electricity bill. The site is just minutes from the Anaheim Amtrak Station and features a bus stop directly in front of the property, offering convenient access to a broad labor pool and enhancing employee commute options.

Building Size:	±149,810 Square Feet
Office Space:	±17,445 SF Single Story Office / Showroom Space
Warehouse Space:	±132,365 Square Feet
Dock Doors:	6 Dock High Loading Doors
Grade Doors:	2 Grade Level Loading Doors
Power:	3,000 Amps 480 Volt
Clear Height:	24'
Parking:	385 - 487 Auto Stalls / 37 Trailer Stalls 3.2:1000 Parking Ratio Possible
Yard:	Massive ±2.9 Acre Fenced Yard
Solar:	Solar panels generating cost savings of approximately \$0.08 PSF
Site Access:	Drive Around Building
Land Area:	±9.5 Acres

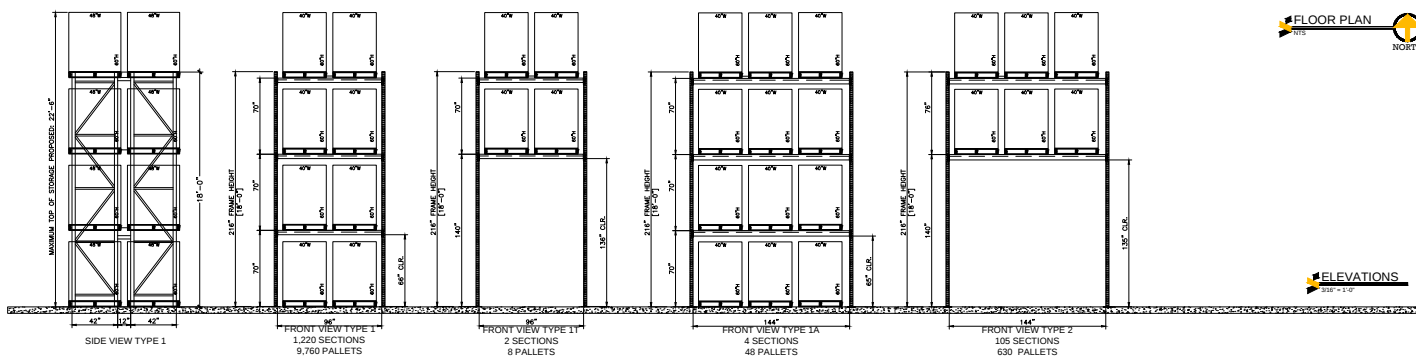


LA PALMA AVE

LANDON DR



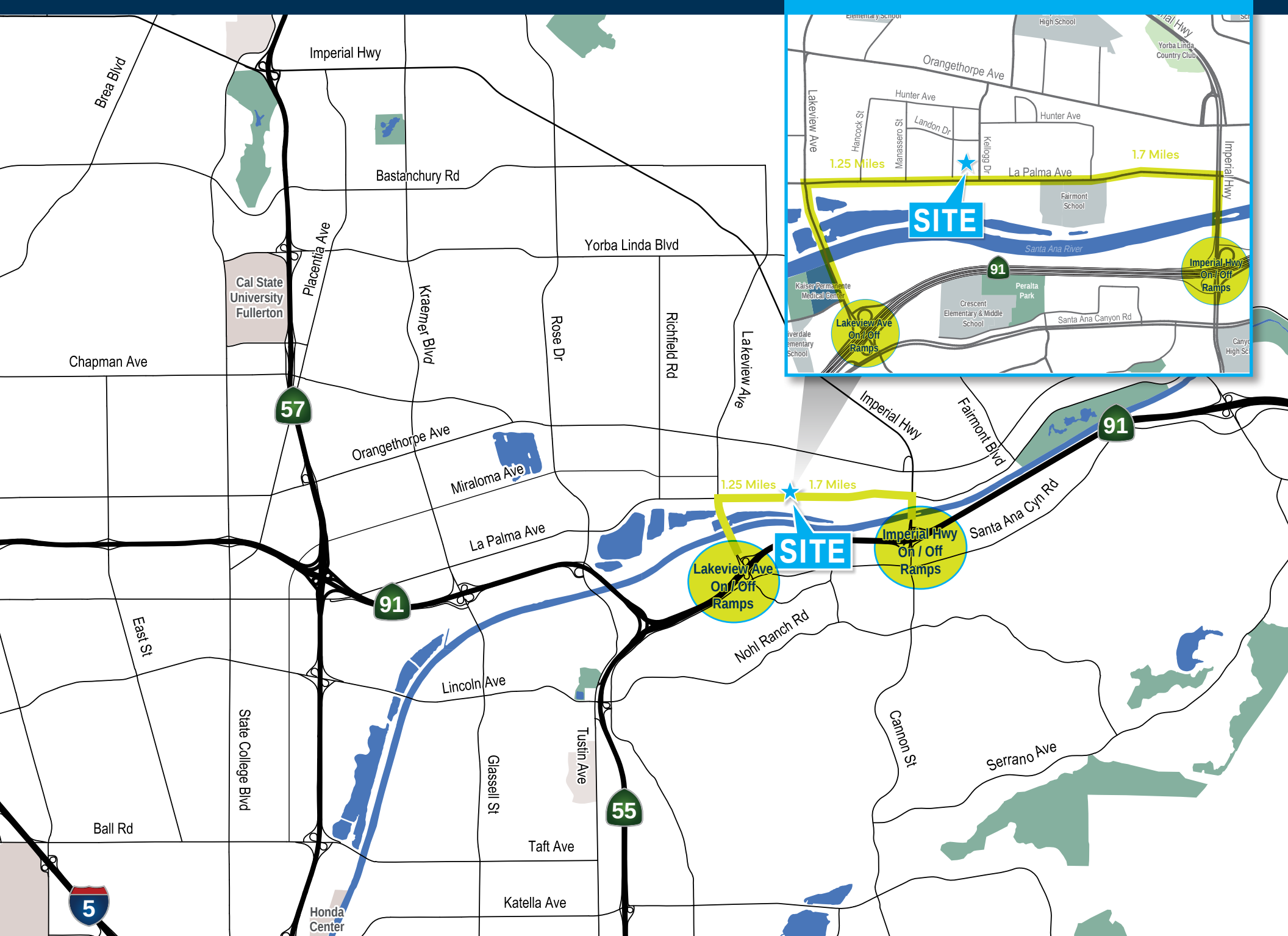
DIVISIBILITY OPTION



FLOOR PLAN

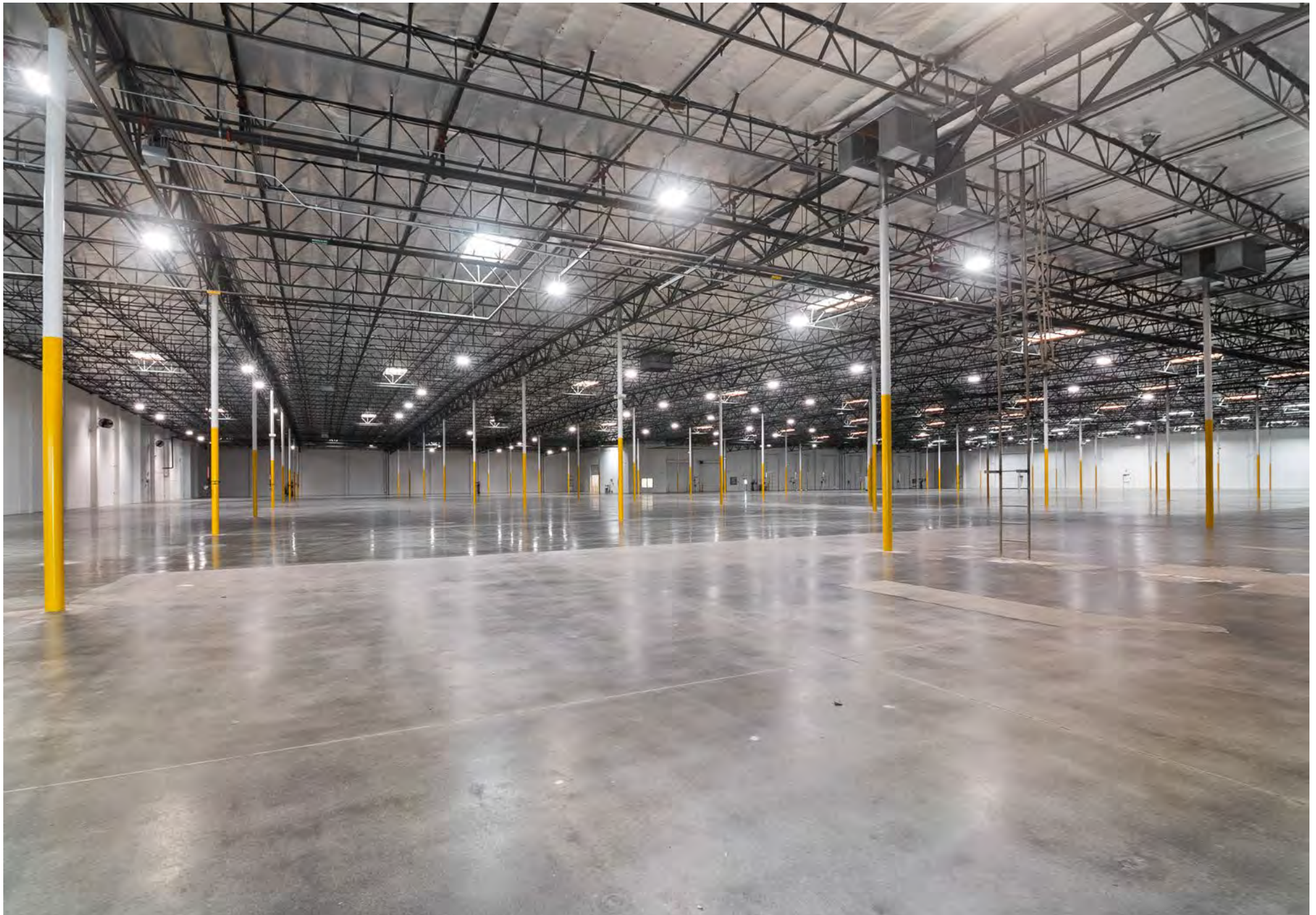
ELEVATIONS

RACKING PLAN





OFFICE



WAREHOUSE



AERIAL



AERIAL





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ANAHEIM, CALIFORNIA

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