

FOR LEASE

±8,658 SF



FOR LEASE | FUNCTIONAL INDUSTRIAL WAREHOUSE + YARD

417 E. Commercial Street
ANAHEIM, CA 92801

Jamie H. Kim, CCIM

Broker / Founder

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DRE LICENSE NO. 01423006



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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Building Size	±8,658 SF
Office Area	±1,000 SF
Yard Area	±12,000 SF
Clear Height	18'
Construction	Concrete Tilt Up (CTU)
Built/Renovated	1944 /R 2018
Power	400 AMPS
Loading	1 Dock-High Door
Parking	±15 Stalls
Zoning	I (Industrial)
APN	267-081-07
Asking Rate	Negotiable

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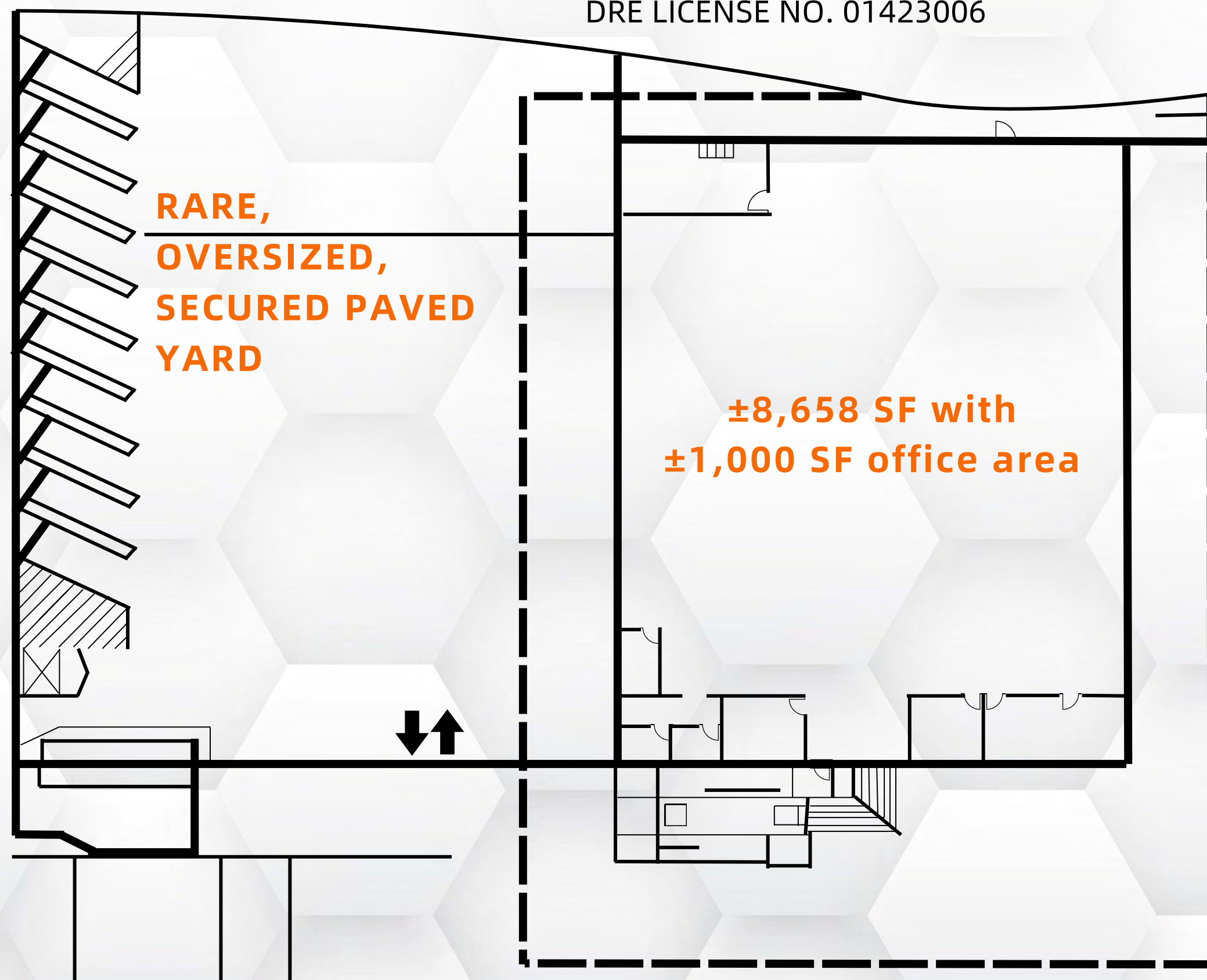
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Building Property Highlights

- **±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





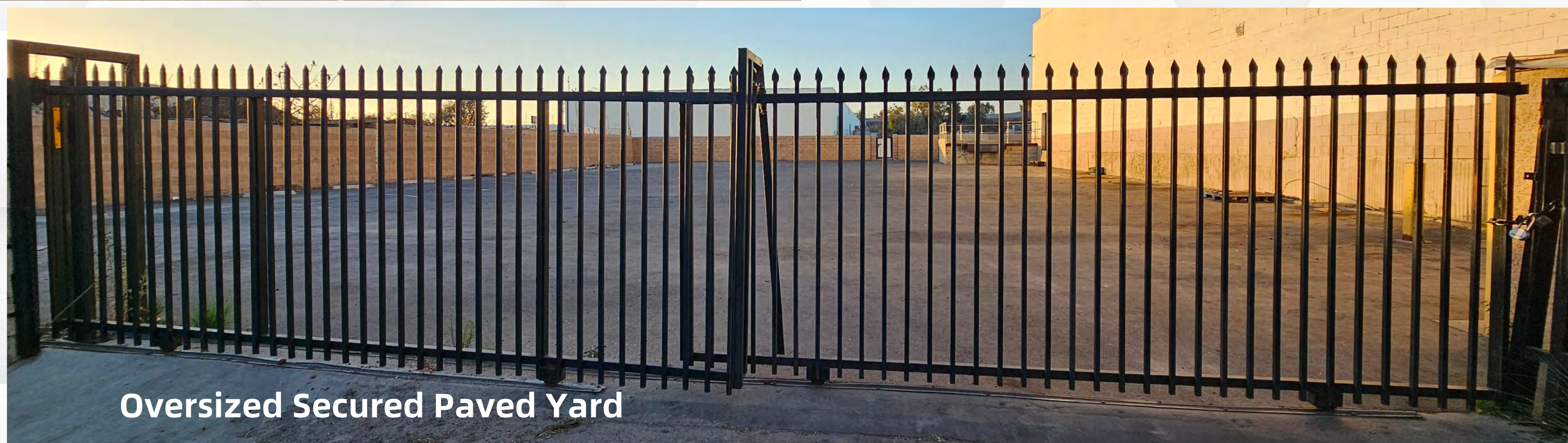
Rare, Oversized Secured Paved Yard



DH Loading Platform

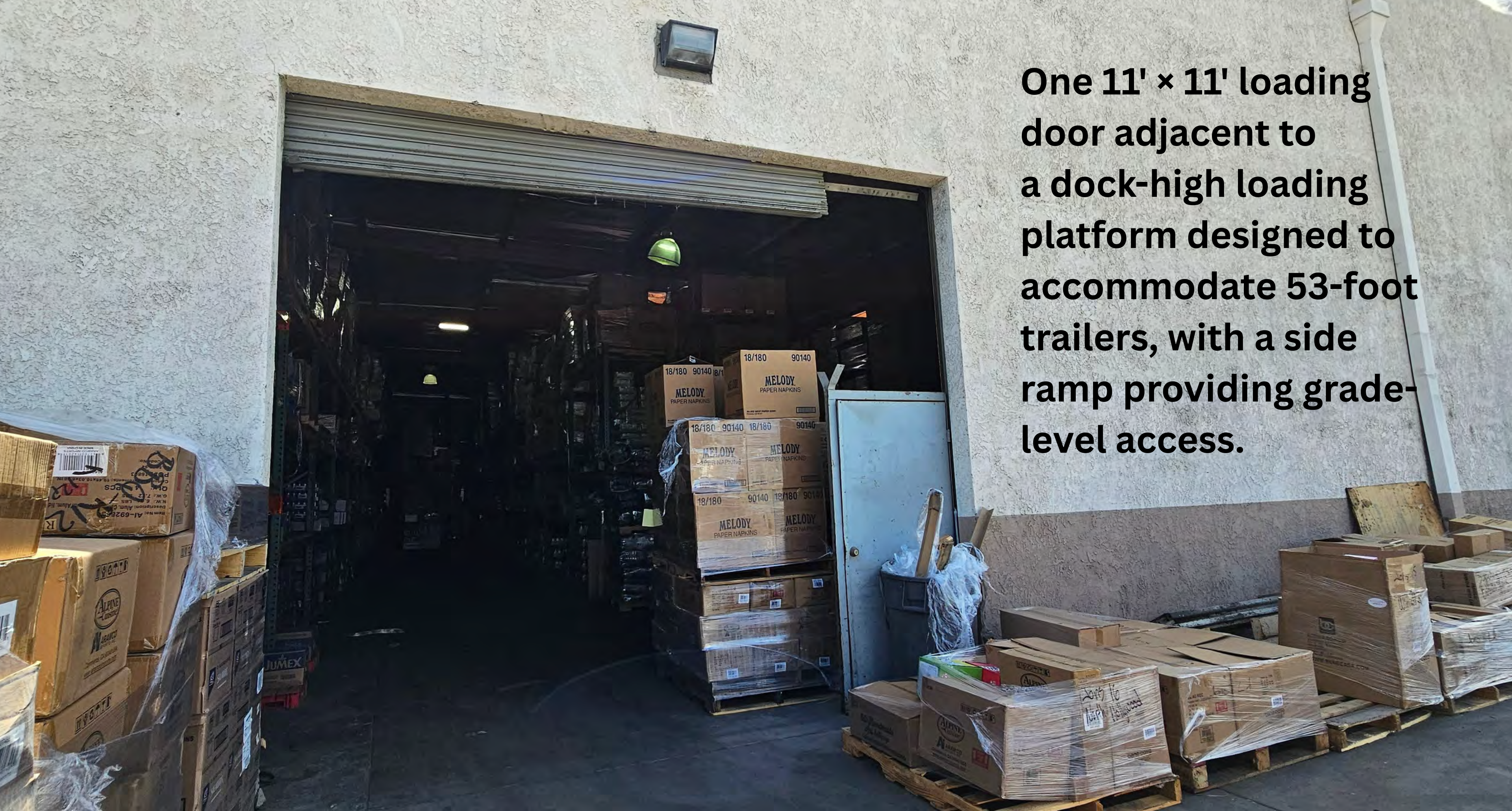


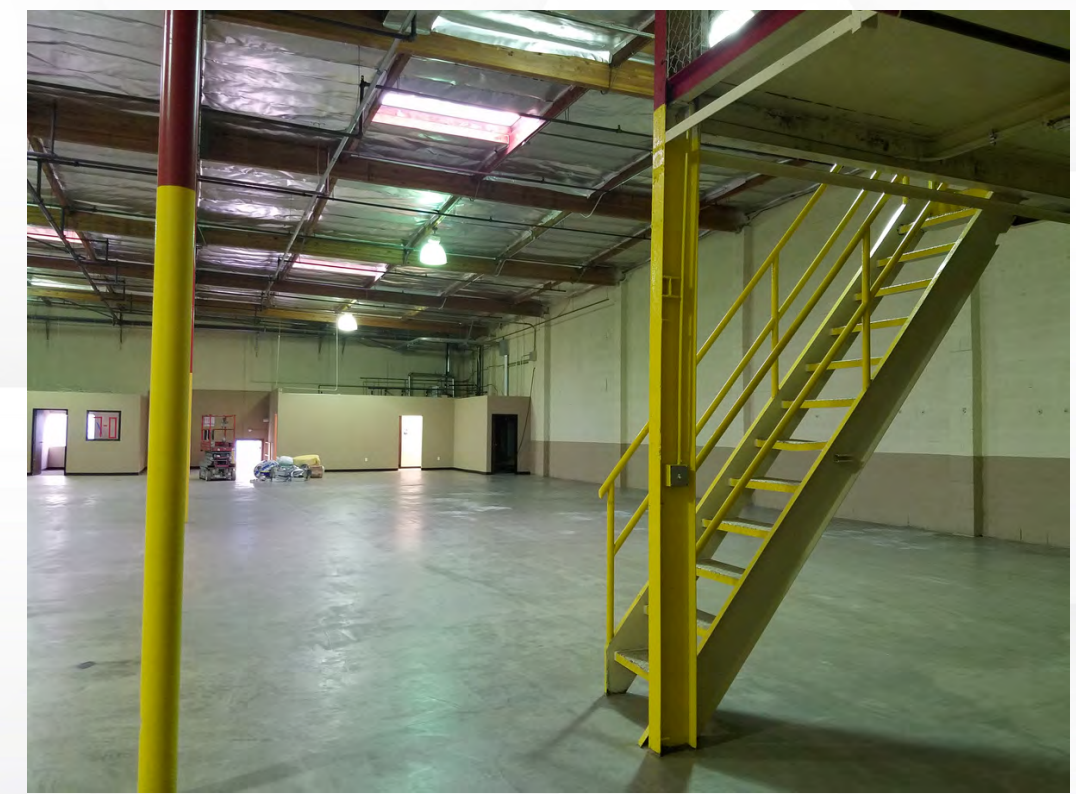
GL Ramp



Oversized Secured Paved Yard

One 11' × 11' loading door adjacent to a dock-high loading platform designed to accommodate 53-foot trailers, with a side ramp providing grade-level access.





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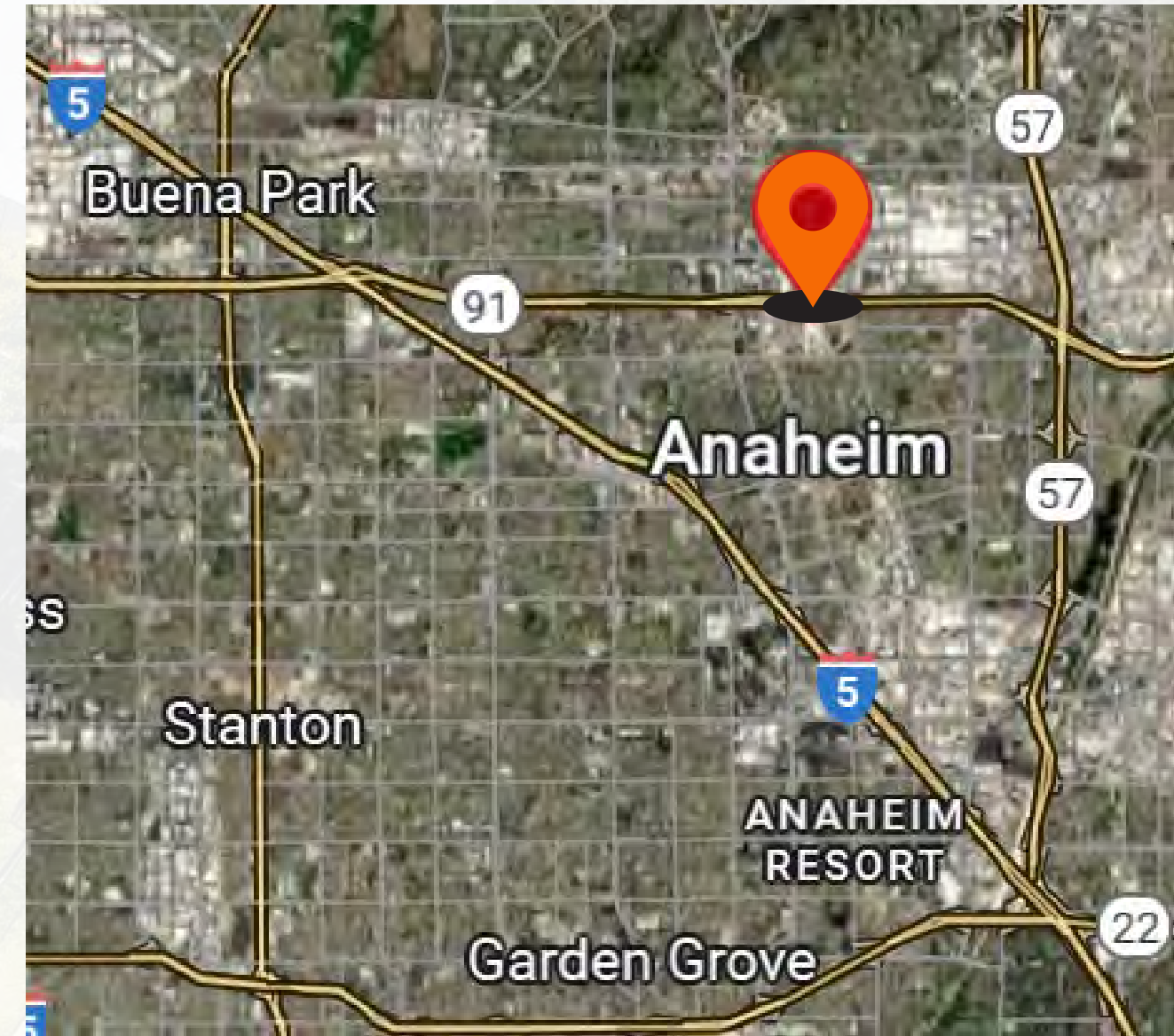
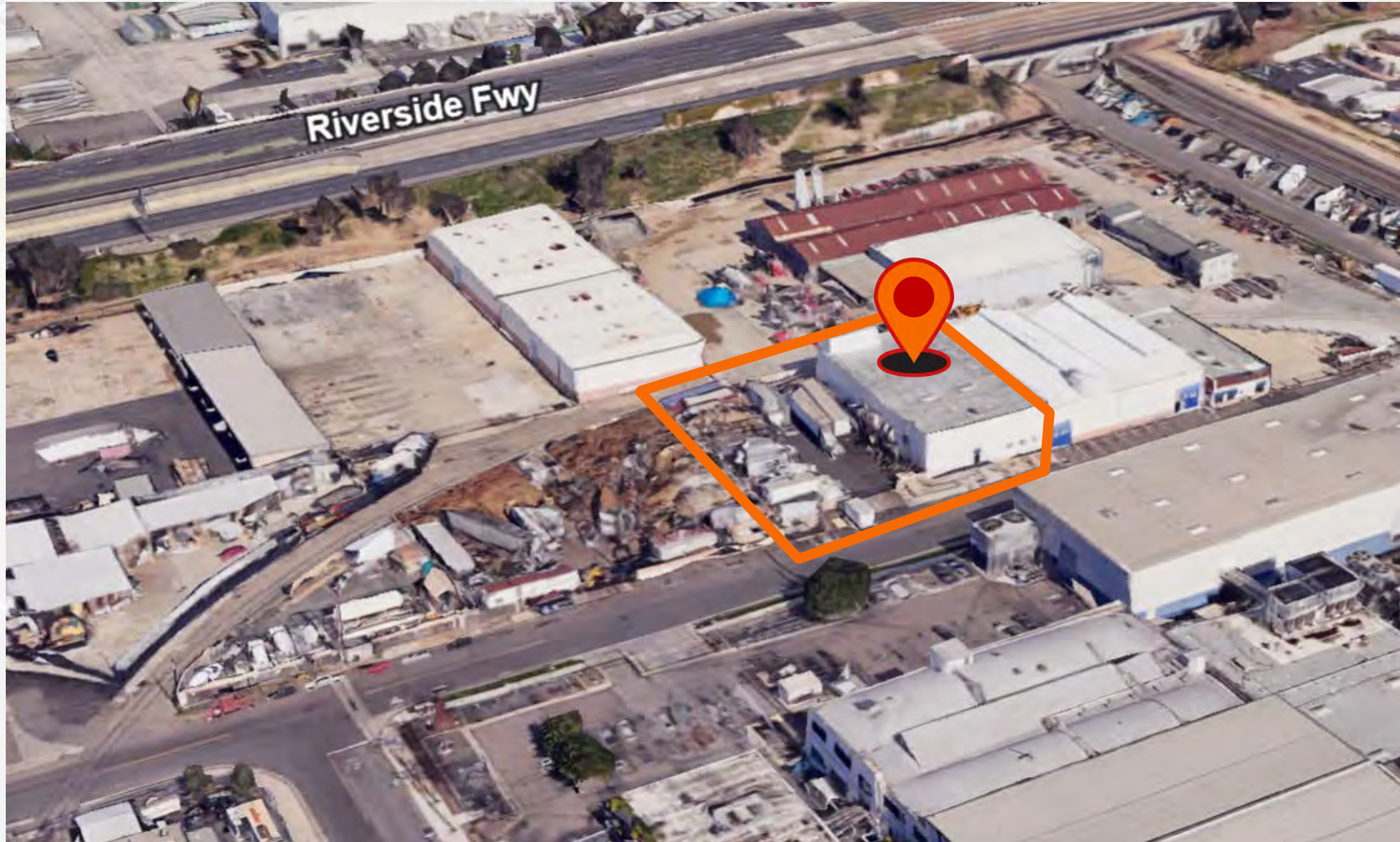
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Disclaimer: Information provided is deemed reliable but not guaranteed. Lessee and their advisors are responsible for verifying all details independently.