



**VIEW LIVE
CONSTRUCTION
CAMERA**

**Construction Nearly Complete!
Estimated Delivery Early Q2 2026**



±121,364 SF CLASS A FREESTANDING INDUSTRIAL BUILDING AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITY SITUATED ON ±5.84 ACRES

5235 E. Hunter Ave | Anaheim, CA



Property Highlights

5235 E. HUNTER AVE



Best-in-Class Warehouse Distribution Facility

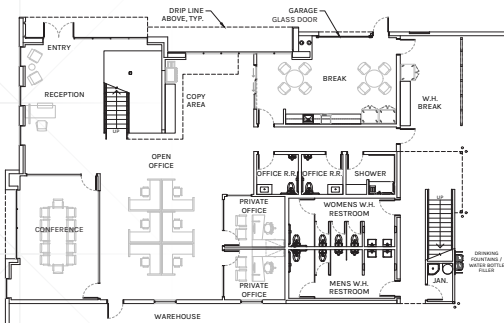
- **±121,364 SF Industrial Development on ±5.84 AC (±254,332 SF)**
- **±7,083 SF Total Office Space**
 - ±3,567 SF First Floor Office
 - ±3,516 SF Second Floor Office
- **14 Dock-High Doors:**
 - 14 Dock-High Positions (7 Pit levelers, 7 Edge-of-Dock Levelers)
- **One (1) Grade-Level Door** (1 Grade-Level Positions)
- **36' Warehouse Clear Height**
- **ESFR K-25 Fire Protection**
- **Secured Yard Area**
- **Parking:** Trailer Parking: Four (4) 12' x 50' Stalls; Auto Parking: 119 Stalls
- **Power: 4,000 Amp Capacity (Tenant to Verify)**
- **Two (2) Access Points**
- **Less Than 15 Miles to John Wayne Airport**
- **Close Proximity to Ports of Los Angeles and Long Beach**
- **Excellent Access to the 57, 55 and 91 Freeways**

LEED / ESG Features

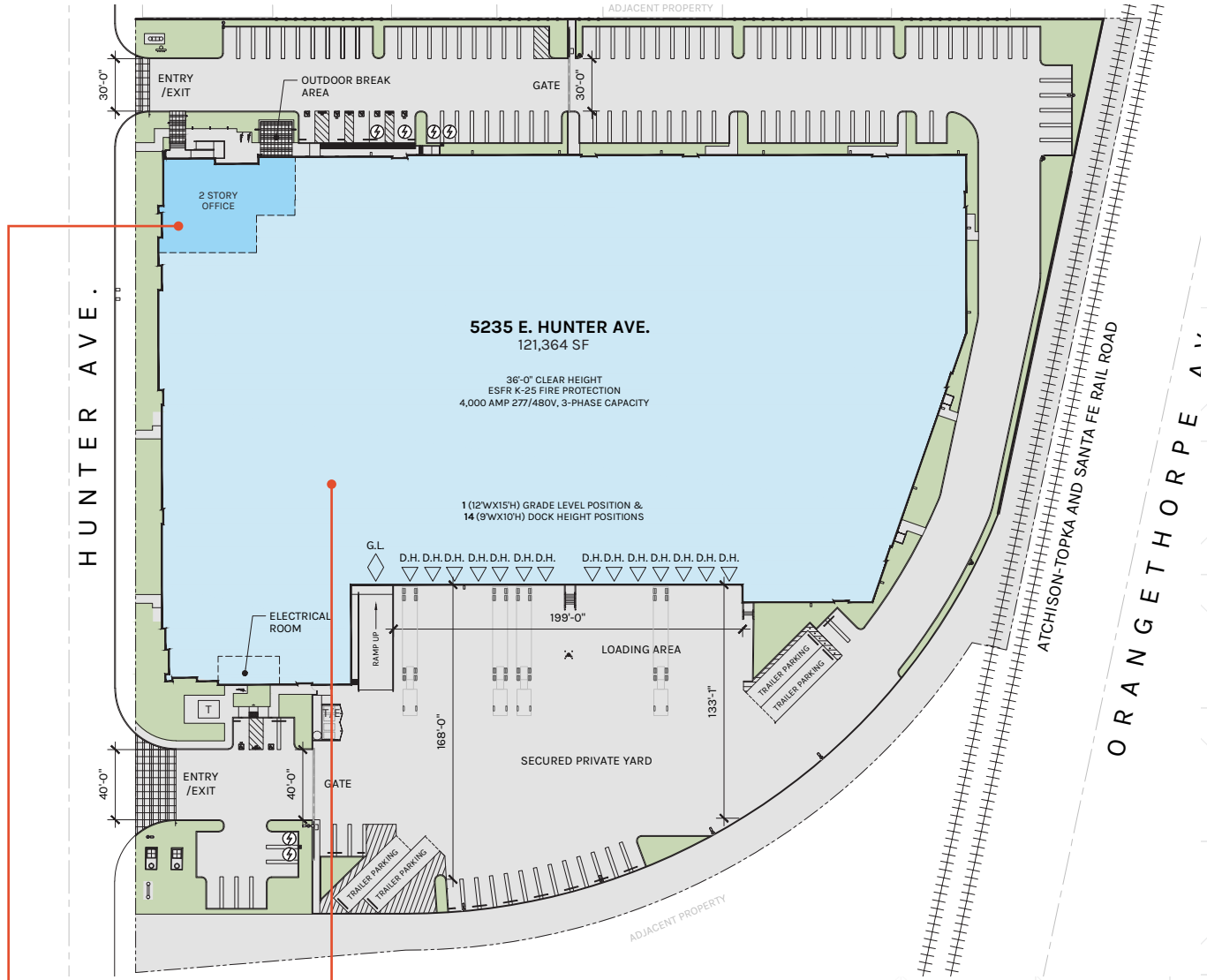
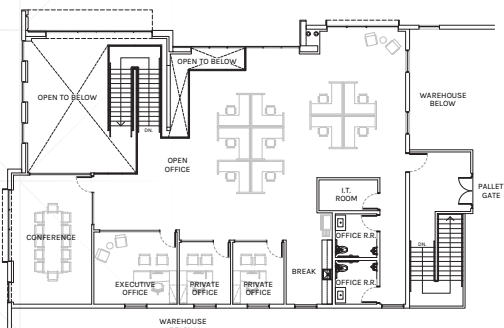
- **Installed Solar Panel System, Creating a Savings of 5 - 10%**
- **Three (3) HVLS Fans in Speed Bay**
- **Touchless Plumbing Fixtures**
- **Electrical Outlets at Each Dock-High Door**
- **HVAC System, Negative Ion Generators & UV Lights in Office**
- **Thermostats and Timers on Warehouse Exhaust Fans for Night Flushing of Warehouse**
- **LED Lighting Throughout with Occupancy and Motion Sensors**
- **Water Bottle Filling Station**
- **Six (6) EV Chargers Installed, with Additional Future-Ready EV Stalls**
- **TPO Roofing with High Solar Reflectivity Value**
- **100% Site Paving in Concrete**
- **Outdoor Break Area**
- **Native Drought Tolerant Landscape All On Drip System**
- **100% of Existing Building Materials to be Recycled and Used in New Construction**
- **Shower in Office**



FIRST FLOOR OFFICE
3,567 SF



SECOND FLOOR OFFICE
3,516 SF



OFFICE
7,083 SF

WAREHOUSE
114,281 SF

TOTAL
121,364 SF

Potential Racking Plan

5235 E. HUNTER AVE



5235 Hunter - 36' Clear Height

121,288 SF

NUMBER OF BAYS	PALLET HEIGHT	PALLET POSITIONS
989	52"	13,726
	62"	11,688
	78"	9,830

VS. Others - 32' Clear Height

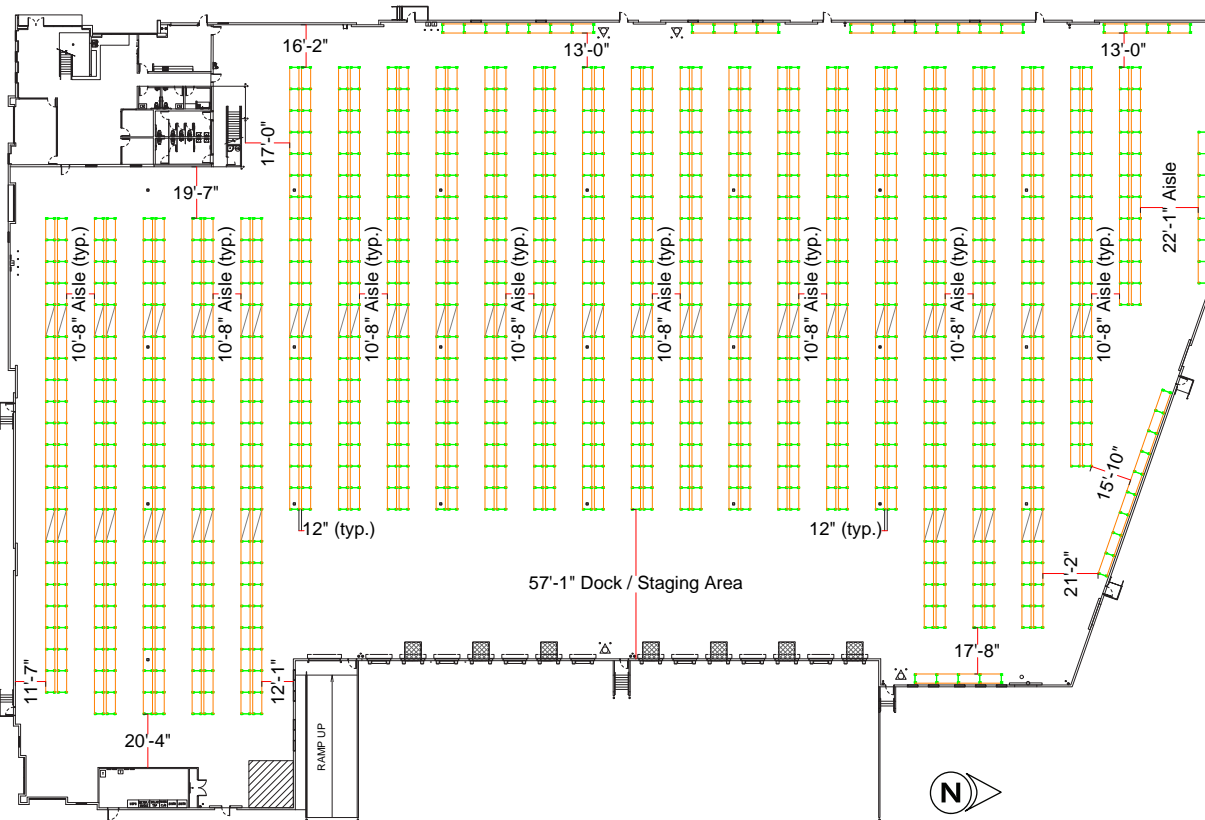
121,288 SF

NUMBER OF BAYS	PALLET HEIGHT	PALLET POSITIONS
989	52"	11,688
	62"	9,650
	78"	7,792

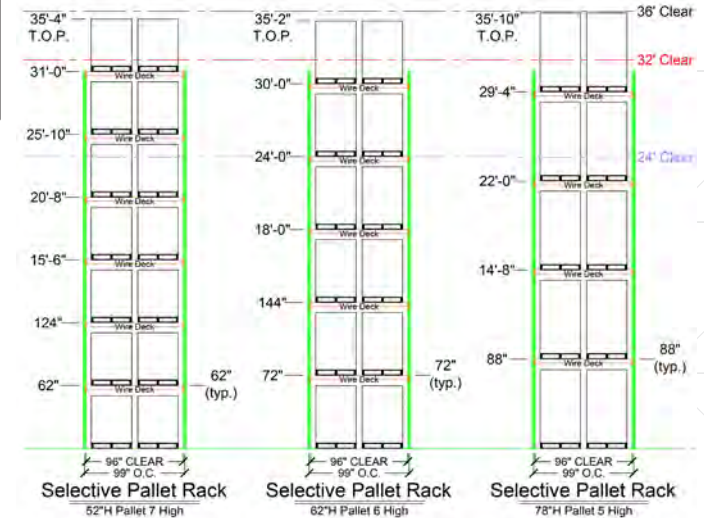
VS. Others - 24' Clear Height

121,288 SF

NUMBER OF BAYS	PALLET HEIGHT	PALLET POSITIONS
989	52"	7,792
	62"	7,612
	78"	5,754



A 36' clear height provides 17-26% more pallet positions than a 32' clear building and 53-76% more pallet positions than a 24' clear building



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Construction Nearly Complete!

5235 E. HUNTER AVE



Interior Renderings

5235 E. HUNTER AVE



Regional Map

5235 E. HUNTER AVE



36.8 miles Port of LA	35.5 miles Port of LB
40.1 miles LAX	25.4 miles Long Beach Airport
	14.8 miles John Wayne Airport

10 Miles **20 Miles** **30 Miles**

Population	
10 Miles	1,264,794
20 Miles	5,508,293
30 Miles	9,896,053
Average HH Expenditure	
10 Miles	112,261
20 Miles	120,534
30 Miles	126,271



**Rexford
Industrial**

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