

LA PALMA AVENUE FRONTAGE | 3,000 AMPS POWER

4850 E.
**LA PALMA
AVENUE**

FOR
LEASE

±51,743 SF CLASS A INDUSTRIAL BUILDING

CBRE

4850 E. LA PALMA AVENUE, ANAHIEM, CA

Property Features & Highlights

Address:	4850 E La Palma Ave Anaheim, CA
Size:	±51,743 SF Class A Industrial Building on ±4.63 AC Parcel Part of Larger ±96,408 SF Building
Office:	±9,597 SF Two-Story Executive Office
WH Clear Ht:	±32' Warehouse Clearance
DH Loading:	Six (6) Dock-High Doors
GL Loading:	Two (2) Ground-Level Doors
Power:	3,000 Amps
Sprinklers:	ESFR Fire Sprinkler System
Yard:	Large Fenced & Secured, All Concrete Yard

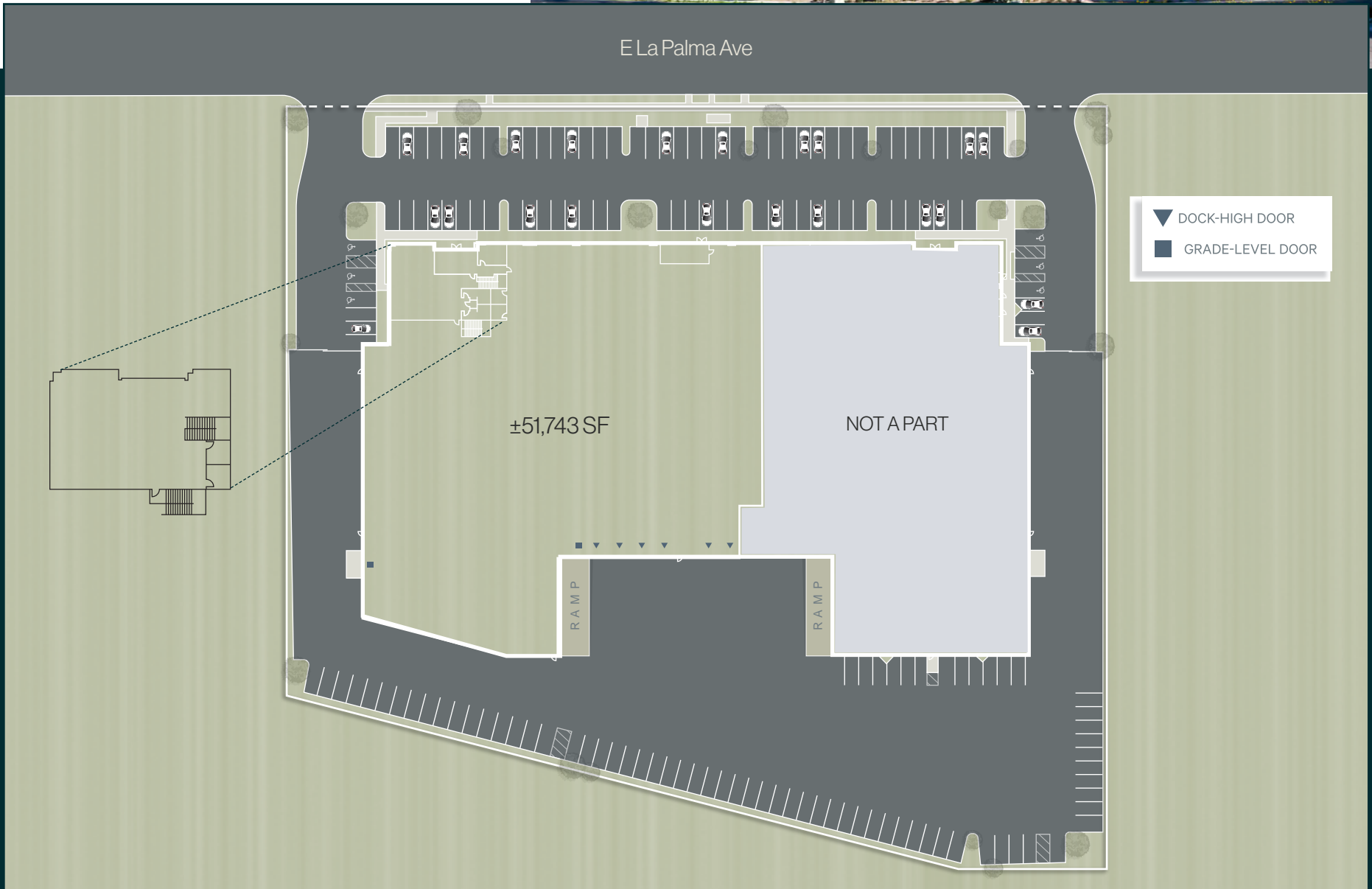
- La Palma Avenue Frontage
- Enterprise Zone Designation
- Low City of Anaheim Utility Rates; a Built-In Cost Advantage From Day One
- Unmatched Regional Connectivity - Immediate Access to Five Major Freeways (91, 55, 57, 5 & 22), a Genuine Last-Mile and Distribution Advantage



Site Plan



E La Palma Ave



- ▼ DOCK-HIGH DOOR
- GRADE-LEVEL DOOR

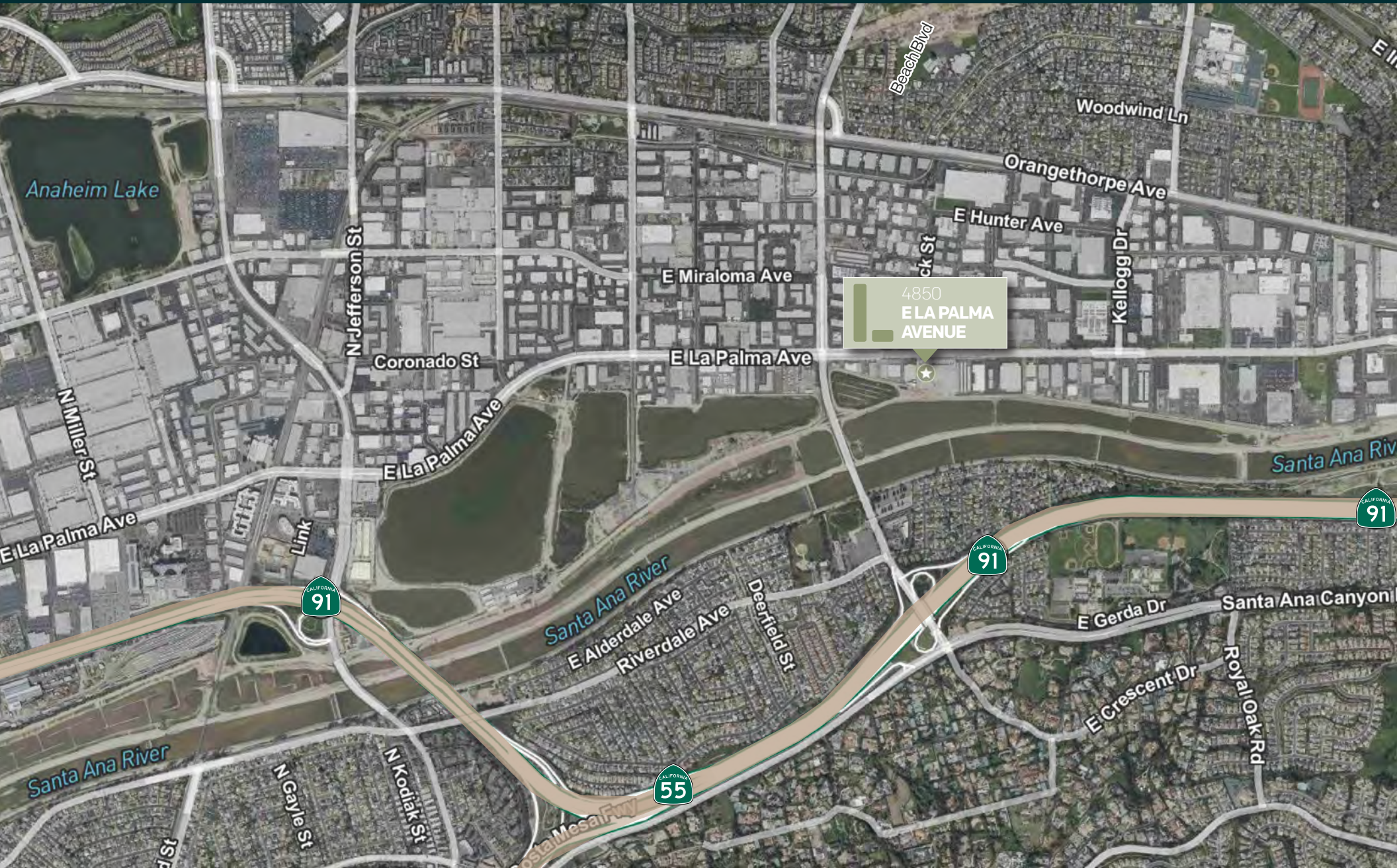
±51,743 SF

NOT A PART

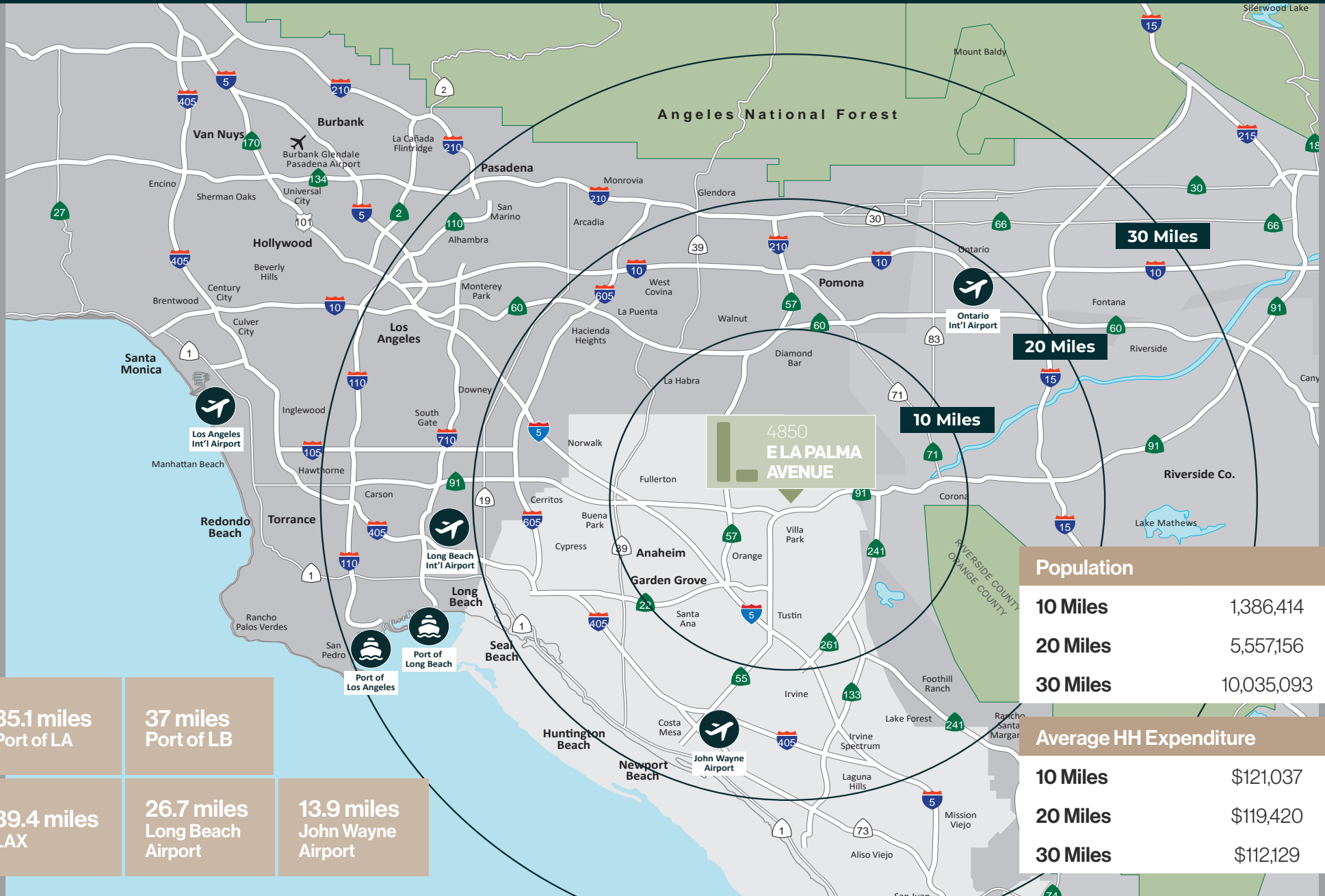
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Local Map



Regional Map





4850 E LA PALMA AVENUE

ANAHEIM, CALIFORNIA

FOR MORE INFORMATION, PLEASE CONTACT:

SEAN WARD

Executive Vice President

Lic 01415499

714-371-9222

sean.ward@cbre.com

BEN SEYBOLD

Executive Vice President

Lic 01081310

714-371-9233

ben.seybold@cbre.com

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