



**FOR LEASE**

**Anaheim82**

**82,230 SF**

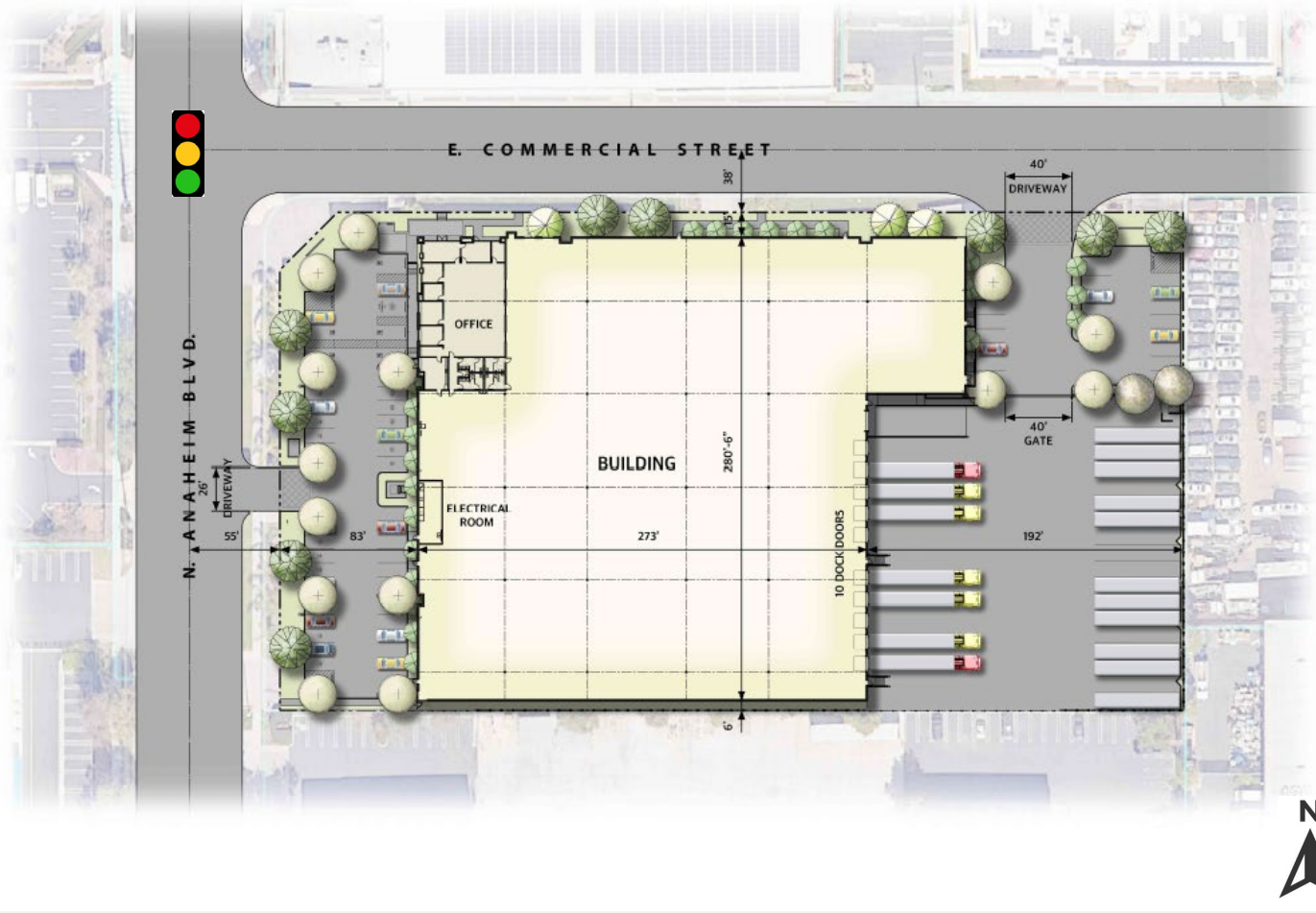
**36' Clear Height | Q2 2027 Delivery**

**1244 N. Anaheim Blvd | Anaheim, CA**  
**Warehouse | Distribution | Aerospace**

*Anaheim82 is a state-of-the art, **single-user opportunity** in the heart of supply-constrained **North Orange County**. A true one-of-a-kind building.*



**ALLURE**  
CAPITAL MANAGEMENT

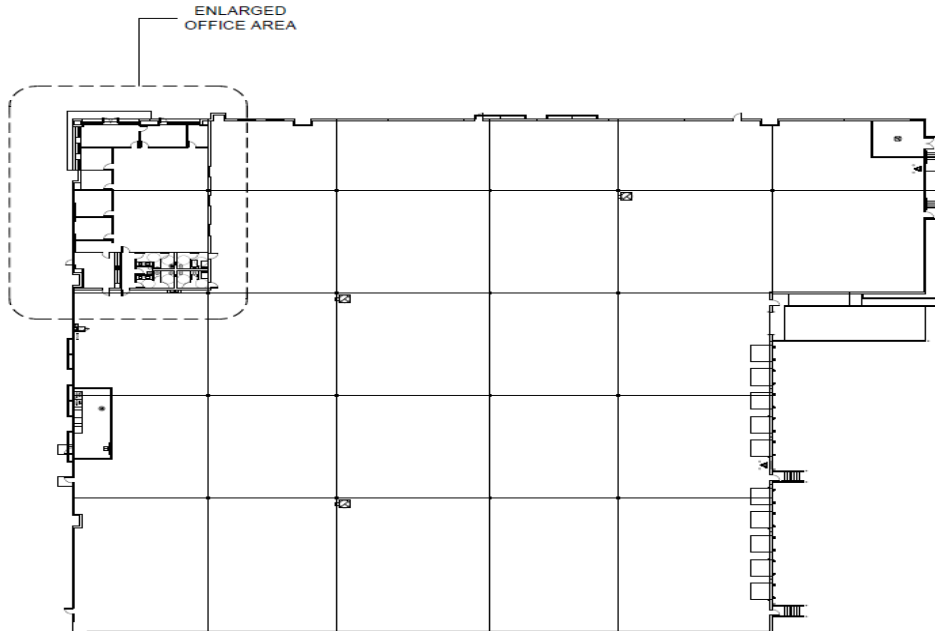


## BUILDING SPECIFICATIONS

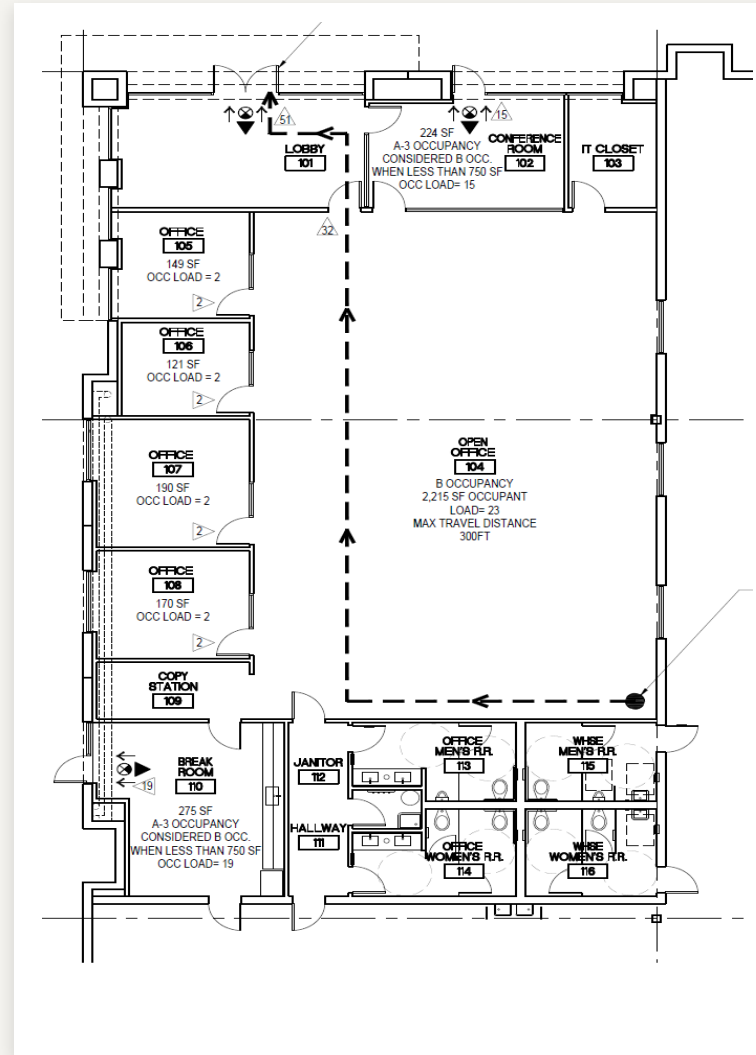
<b>Building Size</b>	±82,230 SF
<b>Office Space</b>	±4,823 SF (Expandable)
<b>Site Area</b>	±164,463 SF   3.78 AC
<b>Construction Type</b>	III-B Concrete Tilt-Up / Steel Columns
<b>Clear Height</b>	36'
<b>Column Spacing</b>	60' x 56'
<b>Auto Parking</b>	62 Stalls (102 without trailer stalls)
<b>Trailer Parking</b>	17 Stalls
<b>Dock-High Doors</b>	Ten (10): 9' x 10'
<b>Drive-In Doors</b>	One (1): 12' x 14'
<b>Power</b>	2,000A UGPS   480/277V   3-Phase
<b>Fire Protection</b>	NFPA 13 ESFR
<b>Truck Court:</b>	190' Site Depth with Full Concrete Paving and a 6" Thick, 60' Long Reinforced Truck Apron Designed for Heavy-Duty Truck Access

*Anaheim82 delivers ±82,230 SF of purpose-built, Class A industrial product in the heart of North Orange County, offering users a rare opportunity to lease and operate from their own modern industrial facility with best-in-class infrastructure and immediate freeway access.*

# OFFICE LAYOUT — PLANNED & EXPANDABLE



PLANNED OFFICE FLOOR PLAN



EXPANDABLE OFFICE DETAIL

## OFFICE HIGHLIGHTS

**4,823 SF**  
Planned Office

**Expandable**  
Configurable to Tenant Needs

**Lobby**  
Professional Entry

**Conference**  
Dedicated Meeting Room

**Private Offices**  
Multiple Private Suites

**Break Room**  
Full Amenity Package

**Dual Restrooms**  
Office + Warehouse Separate

**Open Office**  
2,215 SF Flexible Area

## STRATEGIC ACCESS

### FREEWAY ACCESS

91 Freeway — 1/2 Block North

57 Freeway — 2 Miles

5 Freeway — 5 Miles | 55 Freeway — 6 Miles

### PORTS

Port of Long Beach — 30 Miles

Port of Los Angeles — 32 Miles

### AIRPORTS

John Wayne Airport — 13 Miles

Long Beach Airport — 18 Miles

LAX — 35 Mi | Ontario — 28 Mi

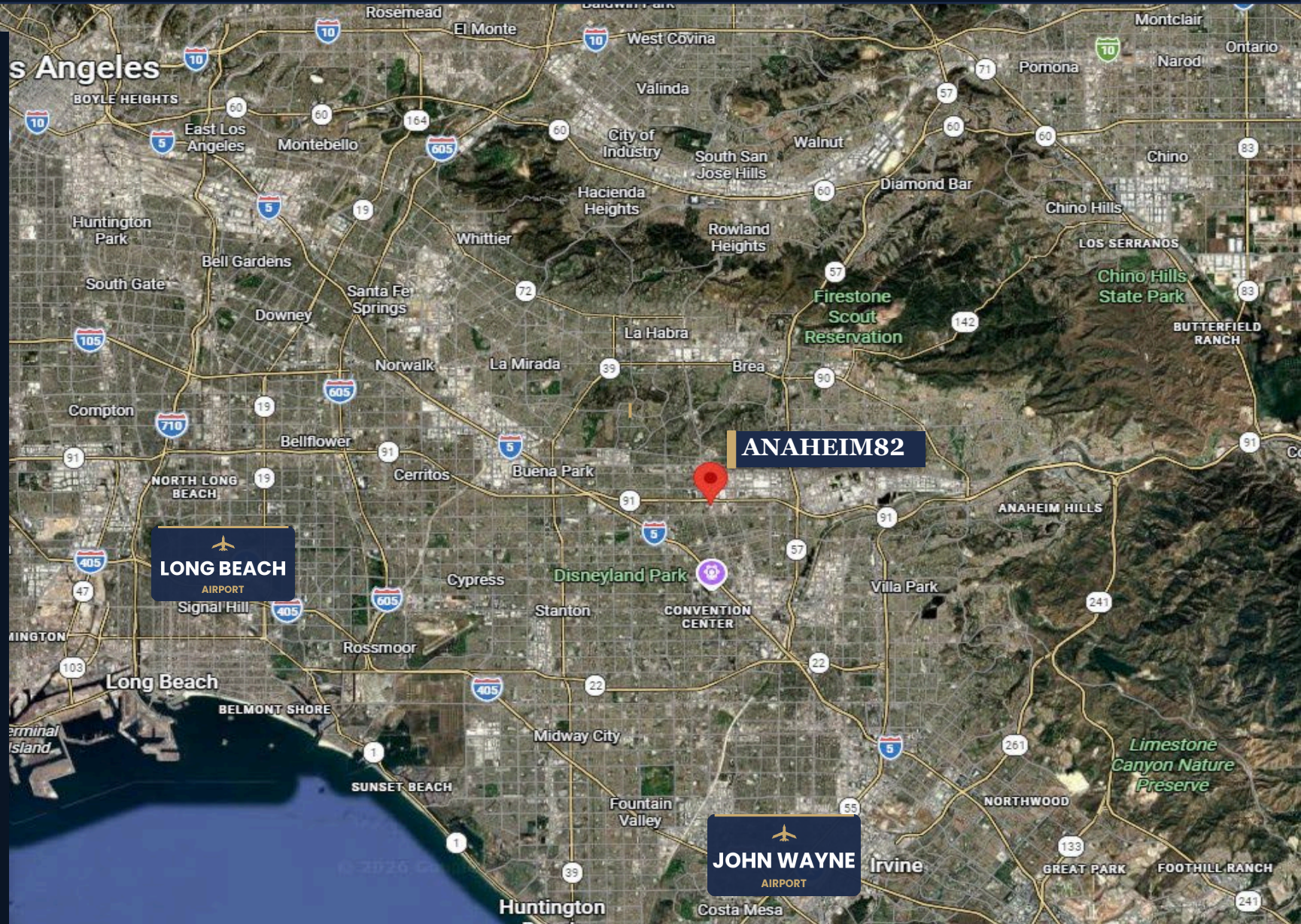
### LABOR POOL

Dense industrial workforce within a 10-mile radius — North OC

### MARKET POSITION

Infill submarket

Sub-3% vacancy | Competing Class A



# Anaheim82

82,230 SF Available

Q2 2027

DELIVERY



N Anaheim Blvd

E Commercial Street

ANAHEIM82

FOR MORE INFORMATION,  
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CAPITAL MANAGEMENT

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