



121,364 SF AVAILABLE FOR LEASE

36' CLEAR HEIGHT | FULLY SECURED, 5.84-ACRE LOT | UP TO 4,000-AMP CAPACITY

5235 E. HUNTER AVENUE

Anaheim, CA | North Orange County



FEATURES

- 5.84 acre lot
- 14 dock-high positions — 7 installed pit levelers
- 1 grade-level door
- 36' clear height
- ESFR K-25 sprinklers
- Up to 4,000-amp capacity, 277/480V
- Secured, private yard
- 199' truck court
- 4 trailer parking stalls
- 119 auto parking stalls
- Hybrid fiber slab joint



ESG FEATURES

- HVLS fans & air exchange system reduce effective temperature (up to 11°) & improve air quality
- 60% energy & 75% water savings from efficient building systems & landscaping
- 6 EV charging stalls, expandable to 25 total stalls
- 100% concrete site paving
- 135 kW solar system



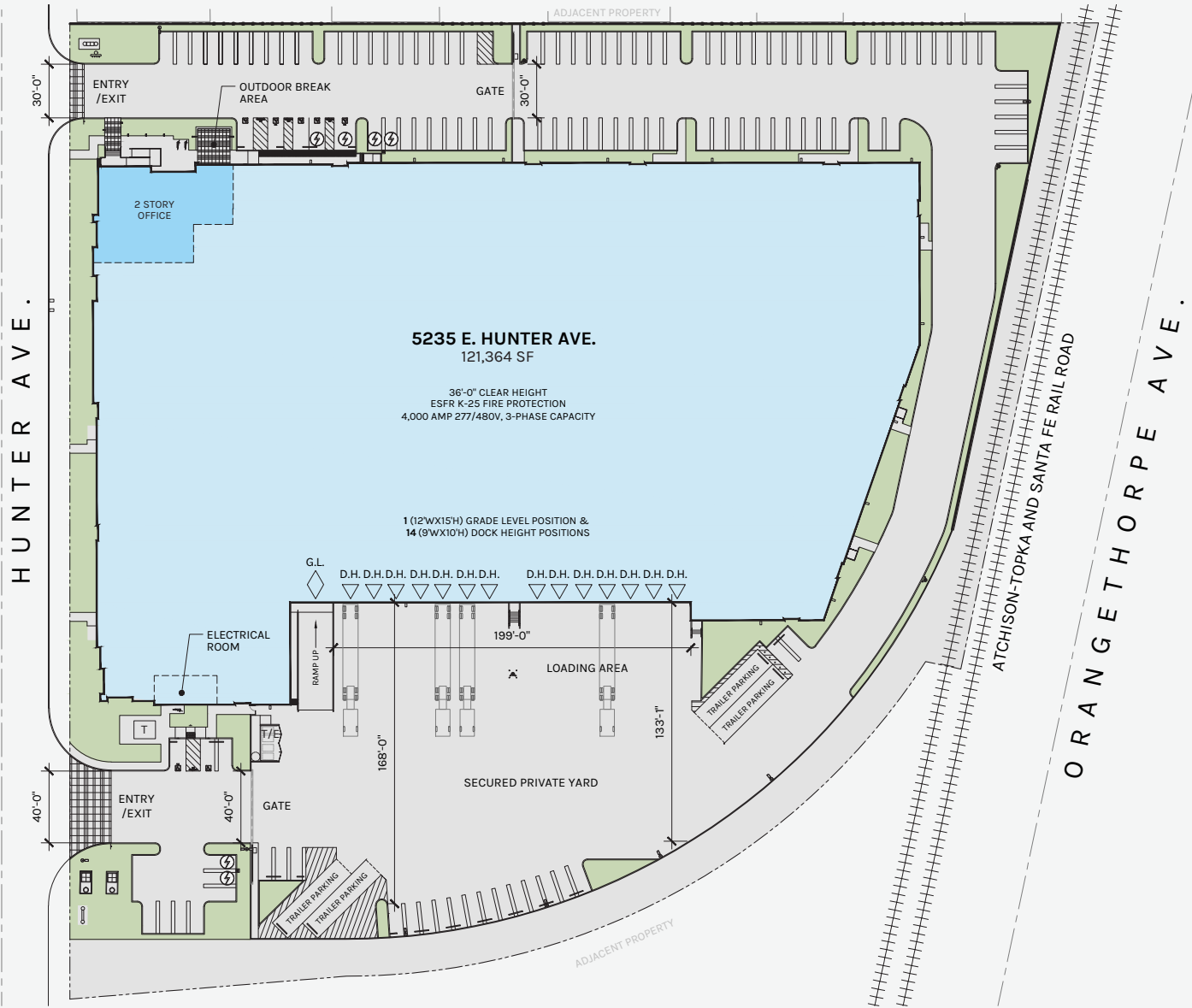
SITE PLAN

114,281 SF

WAREHOUSE

7,083 SF
MAIN OFFICE

Plan layout is subject to field conditions and may differ from the plan as shown. All information presented in this drawing is presumed to be accurate; however, tenant should verify pertinent information prior to committing to a lease. Any furniture or appliances shown on the plan are for concept only and will be provided by tenant.

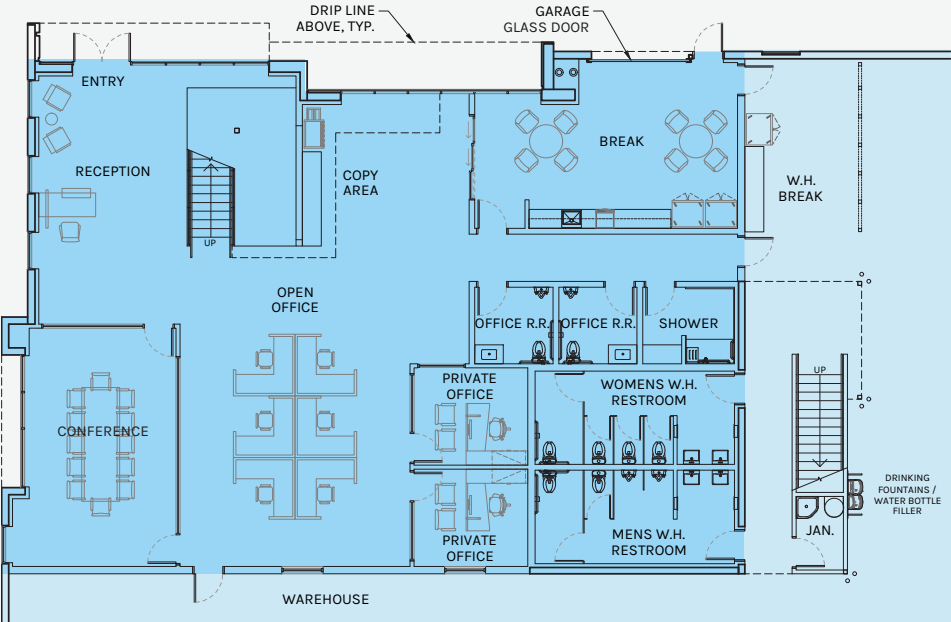


FLOOR PLAN

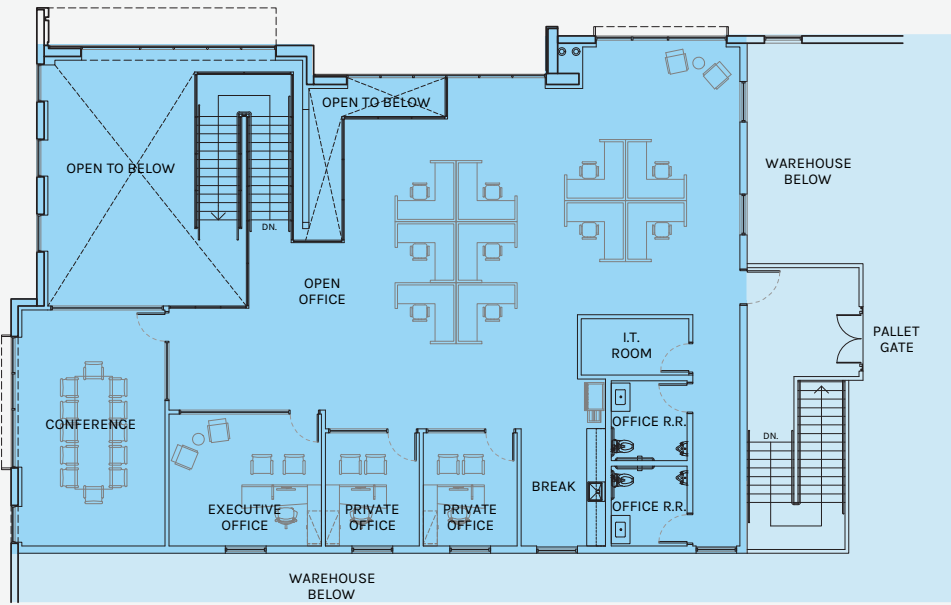
3,567 SF
FIRST FLOOR

3,516 SF
MEZZANINE

Plan layout is subject to field conditions and may differ from the plan as shown. All information presented in this drawing is presumed to be accurate; however, tenant should verify pertinent information prior to committing to a lease. Any furniture or appliances shown on the plan are for concept only and will be provided by tenant.

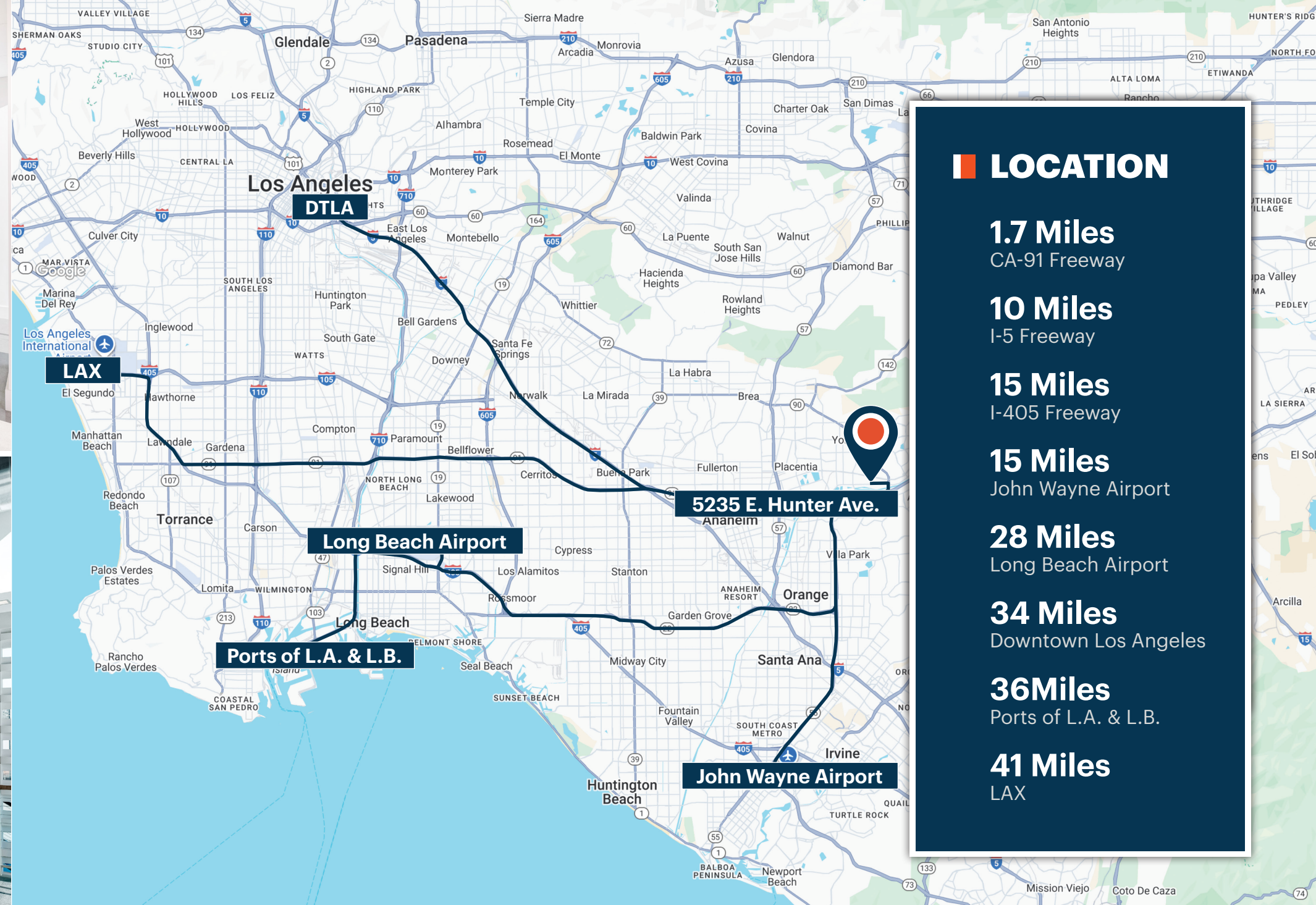


FIRST FLOOR



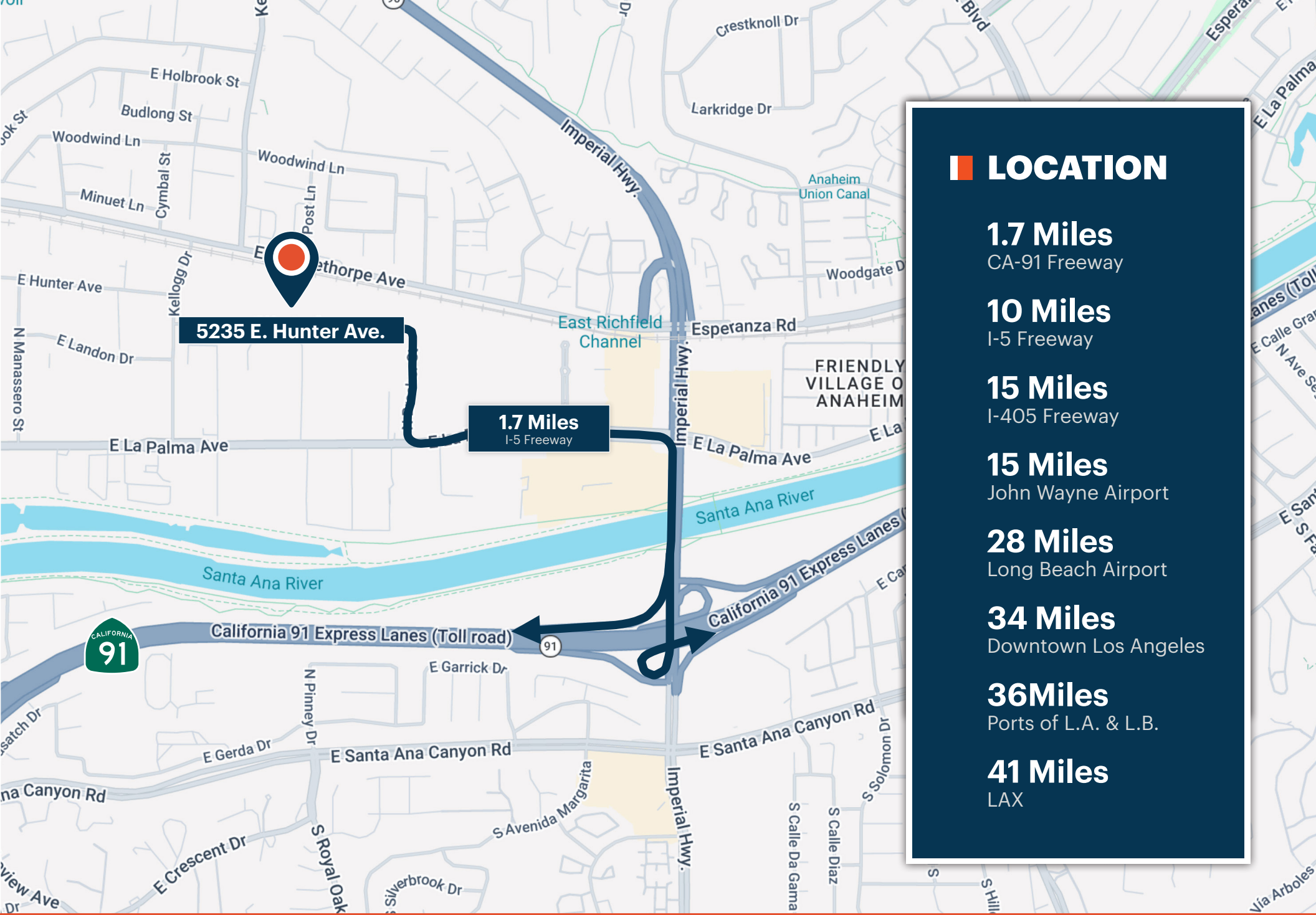
MEZZANINE





5235 E. Hunter Avenue





LOCATION

1.7 Miles

CA-91 Freeway

10 Miles

I-5 Freeway

15 Miles

I-405 Freeway

15 Miles

John Wayne Airport

28 Miles

Long Beach Airport

34 Miles

Downtown Los Angeles

36 Miles

Ports of L.A. & L.B.

41 Miles

LAX

5235 E. Hunter Avenue





**Rexford
Industrial**

Leasing Contacts

BEN SEYBOLD

Executive Vice President
714.371.9233
ben.seybold@cbre.com
CA License #01081310

SEAN WARD

Executive Vice President
714.371.9222
sean.ward@cbre.com
CA License #01415499

KEITH GREER

Senior Vice President
714.371.9209
keith.greer@cbre.com
CA License #01899022

CBRE

Disclaimer @2026 Rexford Industrial. All rights reserved. Rexford Industrial provides information in this communication on an 'as is' basis and makes no warranties, expressed or implied, and hereby disclaims and negates all other warranties. Rexford Industrial does not warrant or make any representations concerning the accuracy, completeness or reliability of the information in this communication, which could include technical, typographical or photographic errors. The property information referenced in this communication may or may not be changed or updated at any time, including, but not limited to, change of price, rental or other conditions, withdrawal without notice and to any listing conditions imposed by Rexford Industrial.