



**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

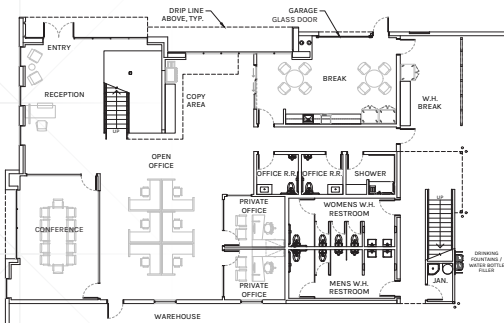
- $\pm 121,364$  SF Industrial Development on  $\pm 5.84$  AC ( $\pm 254,332$  SF)
- $\pm 7,083$  SF Total Office Space
  - $\pm 3,567$  SF First Floor Office
  - $\pm 3,516$  SF Second Floor Office
- **14 Dock-High Doors:**
  - 14 Dock-High Positions (7 Pit levelers, 7 Edge-of-Dock Levelers)
- **One (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

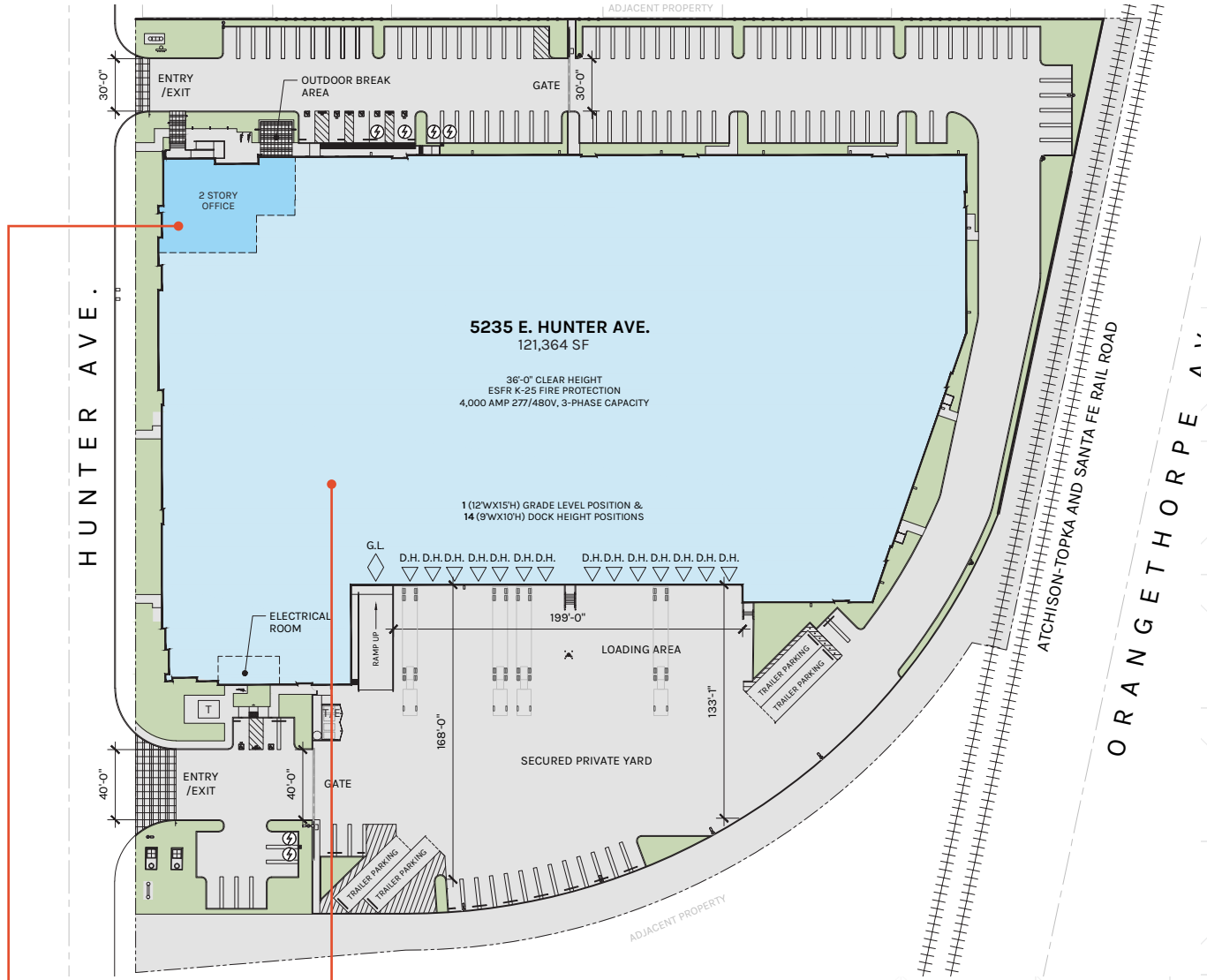
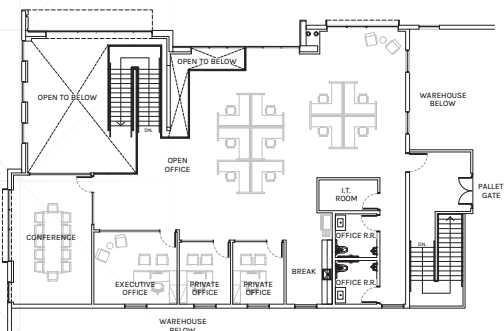
- **Installed Solar Panel System, Creating a Savings of 5 - 10%**
- **Three (3) HVLS Fans in Speed Bay**
- **Touchless Plumbing Fixtures**
- **Electrical Outlets at Each Dock-High Door**
- **HVAC System, Negative Ion Generators & UV Lights in Office**
- **Thermostats and Timers on Warehouse Exhaust Fans 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

121,364 SF

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

## VS. Others - 32' Clear Height

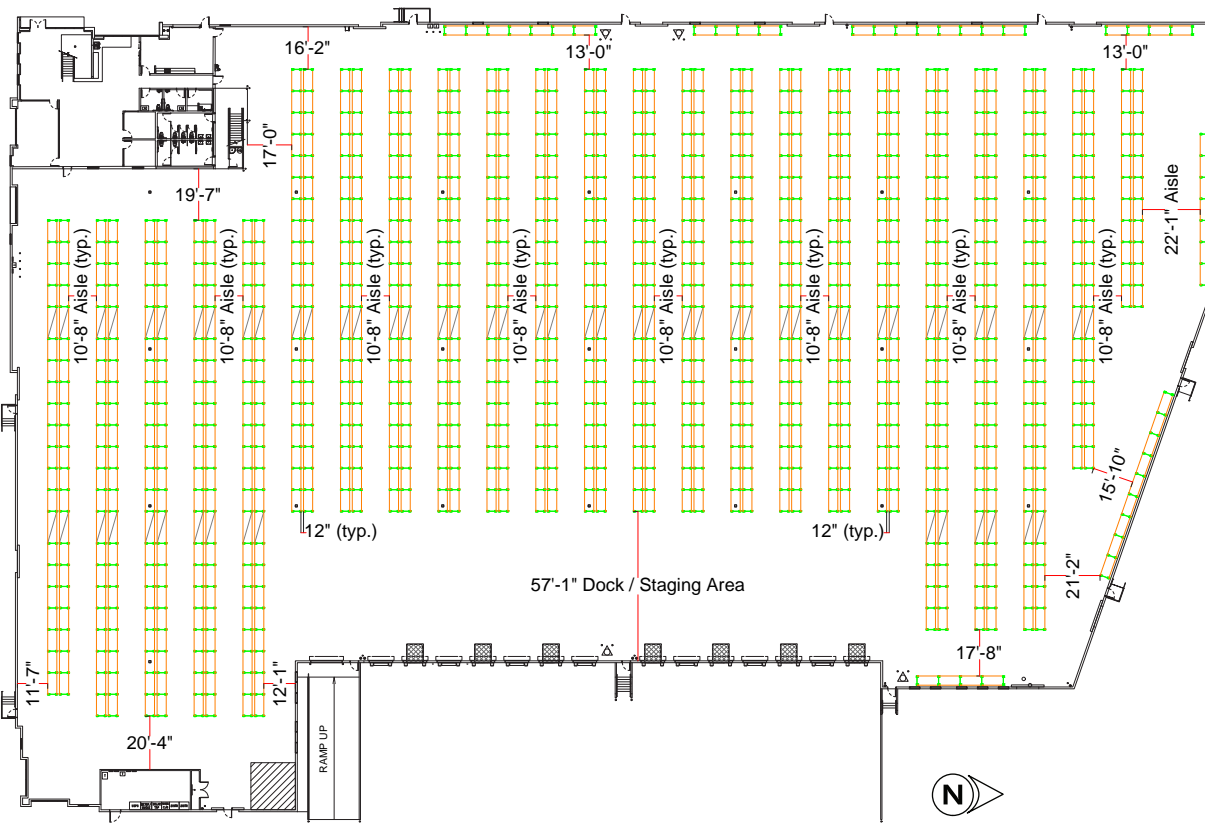
121,364 SF

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

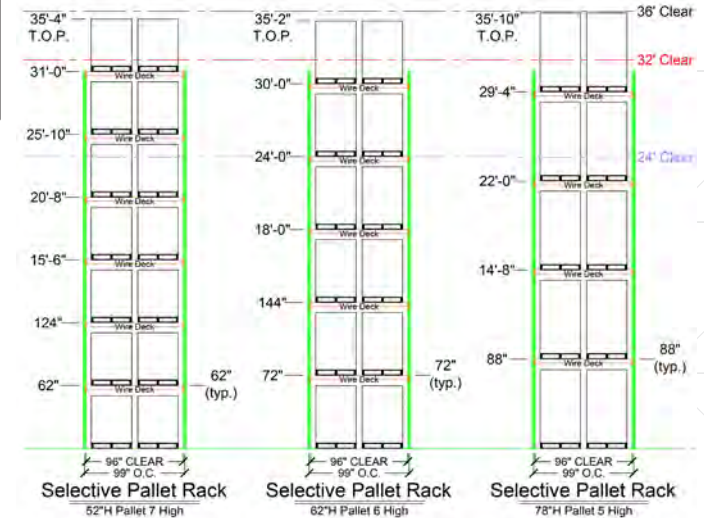
## VS. Others - 24' Clear Height

121,364 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



Disclaimer: The contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Integrative Solutions for specific design considerations of company products, forklift equipment and other design criteria. © 2025 All rights reserved. No part of this drawing shall be reproduced or modified in any form or by any means (graphic, electronic or mechanical), including photocopying, without written permission from an authorized representative from Catalina Integrative Solutions.

# Construction Nearly Complete!

5235 E. HUNTER AVE



# Interior Renderings

5235 E. HUNTER AVE



# Regional Map

5235 E. HUNTER AVE



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

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**

## Leasing Contacts

BEN SEYBOLD  
Executive Vice President  
Lic# 01081310  
+1 714 371 9233  
ben.seybold@cbre.com

SEAN WARD  
Executive Vice President  
Lic# 01415499  
+1 714 371 9222  
sean.ward@cbre.com

KEITH GREER  
Senior Vice President  
Lic# 01899022  
+1 714 371 9209  
keith.greer@cbre.com

**CBRE**

5235 E. Hunter Ave, Anaheim, CA

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.