



VIEW LIVE
CONSTRUCTION
CAMERA

Construction Nearly Complete!
Estimated Delivery Q1 2026



±121,288 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

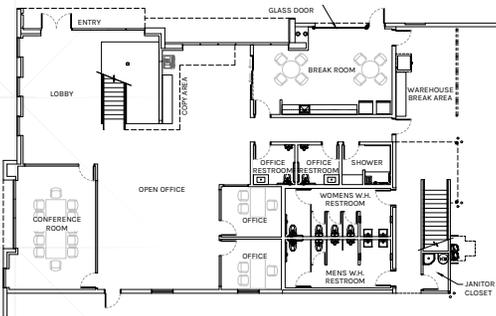
- **±121,288 SF Industrial Development on ±5.84 AC (±254,332 SF)**
- **±7,390 SF Total Office Space**
 - ±3,950 SF First Floor Office
 - ±3,440 SF Second Floor Office
- **14 Dock-High Doors:**
 - 14 Dock-High Positions (7 Pit levelers, 7 Edge-of-Dock Levelers)
- **One (1) Grade-Level Door** (1 Grade-Level Positions)
- **36' Warehouse Clear Height**
- **ESFR K-25 Fire Protection**
- **Secured Yard Area**
- **Parking:** Trailer Parking: Four (4) 11' 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

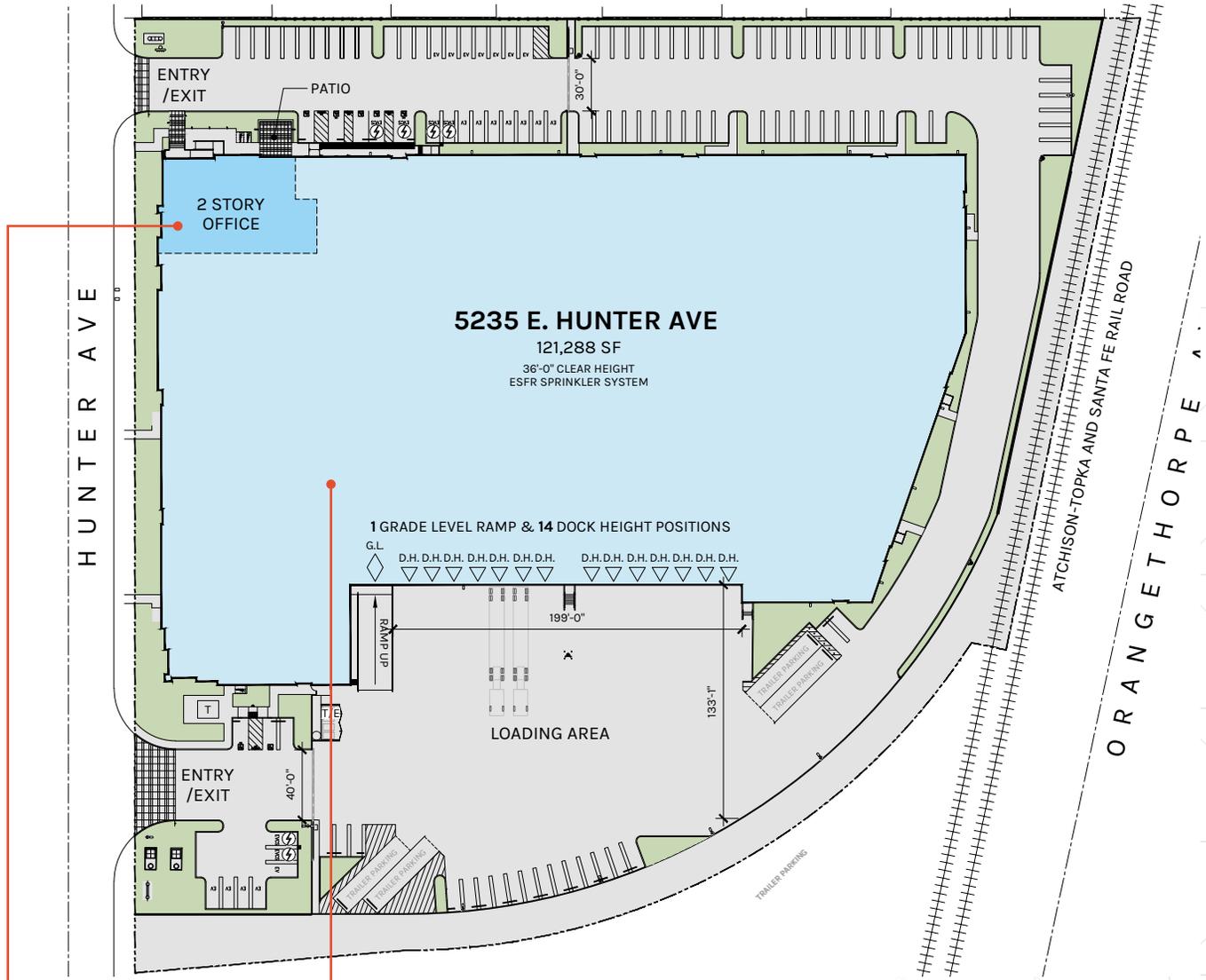
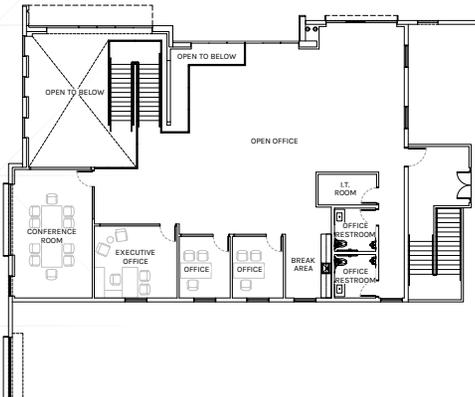
- **Installed Solar Panel System, Creating a Savings of 5 - 10%**
- **Three (3) HVLS Fans in Speed Bay**
- **Touchless Plumbing Fixtures**
- **Electrical Outlets at Each Dock-High Door**
- **HVAC System, Negative Ion Generators & UV Lights in Office**
- **Thermostats and Timers on Warehouse Exhaust Fans 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
3,950 SF



SECOND FLOOR OFFICE
3,440 SF



OFFICE
7,390 SF

WAREHOUSE
113,898 SF

TOTAL
121,288 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

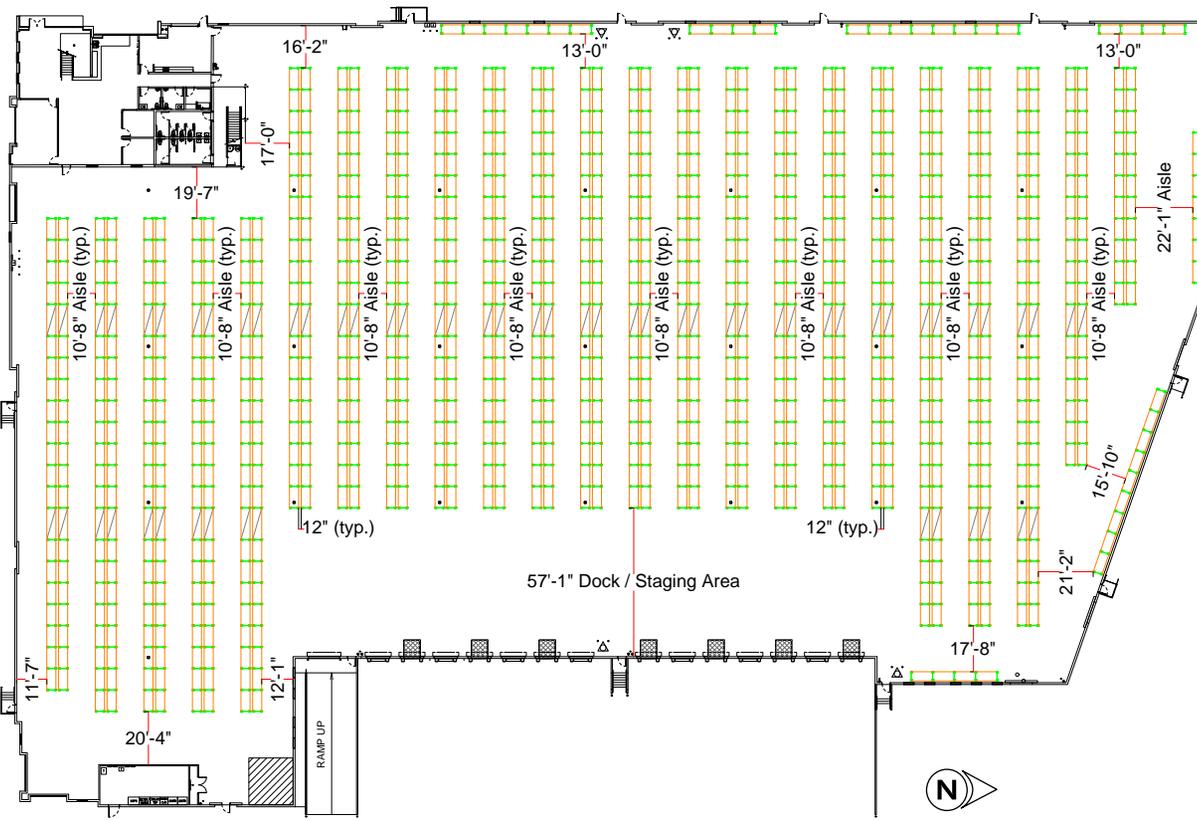
121,288 SF

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

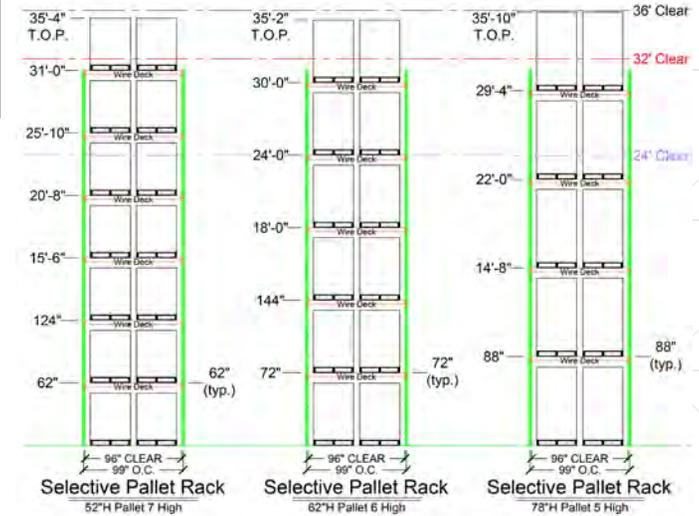
VS. Others - 24' Clear Height

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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5235 E. HUNTER AVE



Interior Renderings

5235 E. HUNTER AVE





36.8 miles
Port of LA

35.5 miles
Port of LB

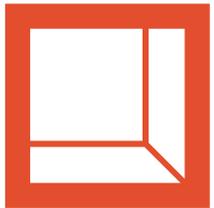
40.1 miles
LAX

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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