

# 2221

S Dupont Dr, Anaheim, CA

**FOR SALE: ±13,359 SF INDUSTRIAL BUILDING**



LARGE FENCED &  
SECURED YARD AREA

**S Dupont Dr**

**CBRE**

*\*Prospective Tenant to Verify All Information*

# Project Features & Highlights\*

**±13,359 SF Industrial Building on ±0.57 AC**

Free Span Warehouse

±1,460 SF Office

±14' Warehouse Clear Height

Two (2) Grade-Level Doors

One (1) Interior Truckwell

200 Amps Power Panel, 480 Volts (verify)

Large Fenced & Secured Yard

1.20:1,000 SF Parking Ratio (±17 Spaces)

## Project Highlights

Premier Anaheim Stadium Location

City of Anaheim Utilities

New Roof (Installed in 2024); 10-Year Warranty

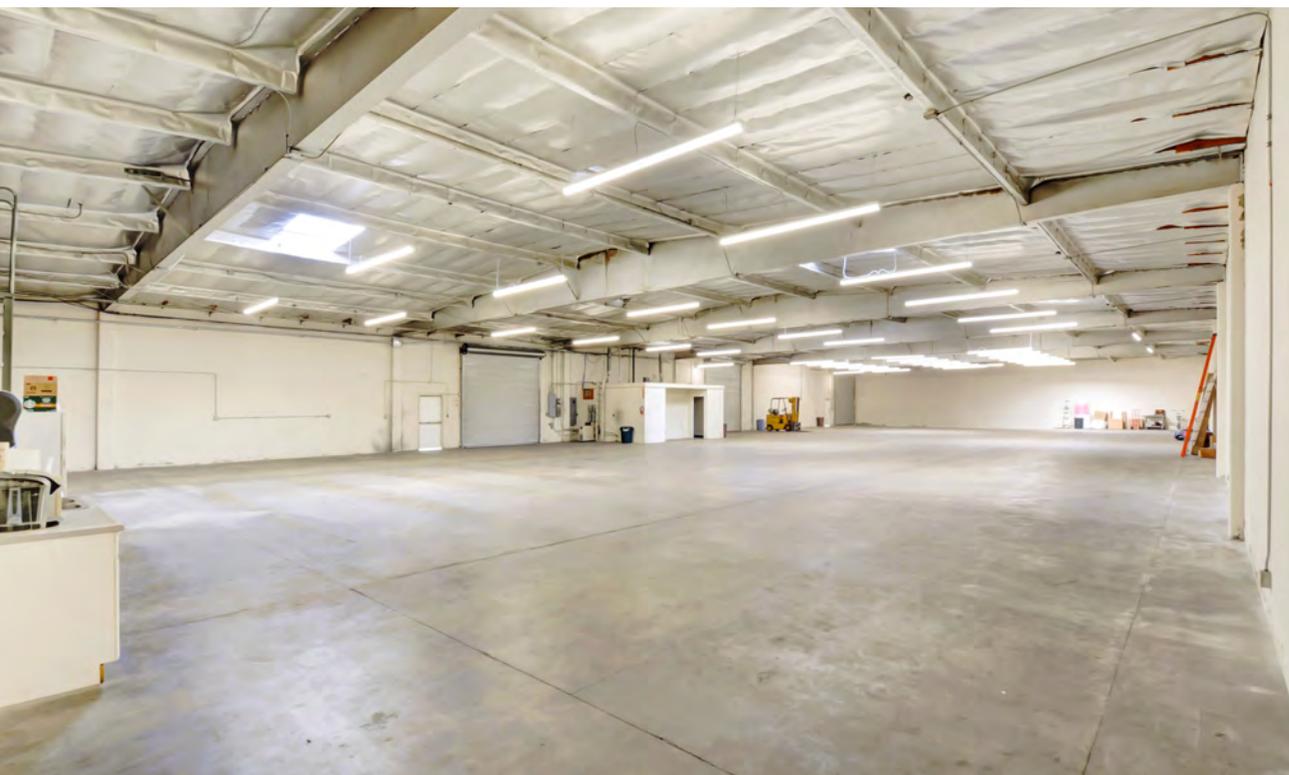
Close to Nearby Restaurants, Financial & Retail Services

Immediate Access to 5, 22, 55, 57 & 91 Freeways





PREMIER ANAHEIM  
STADIUM LOCATION



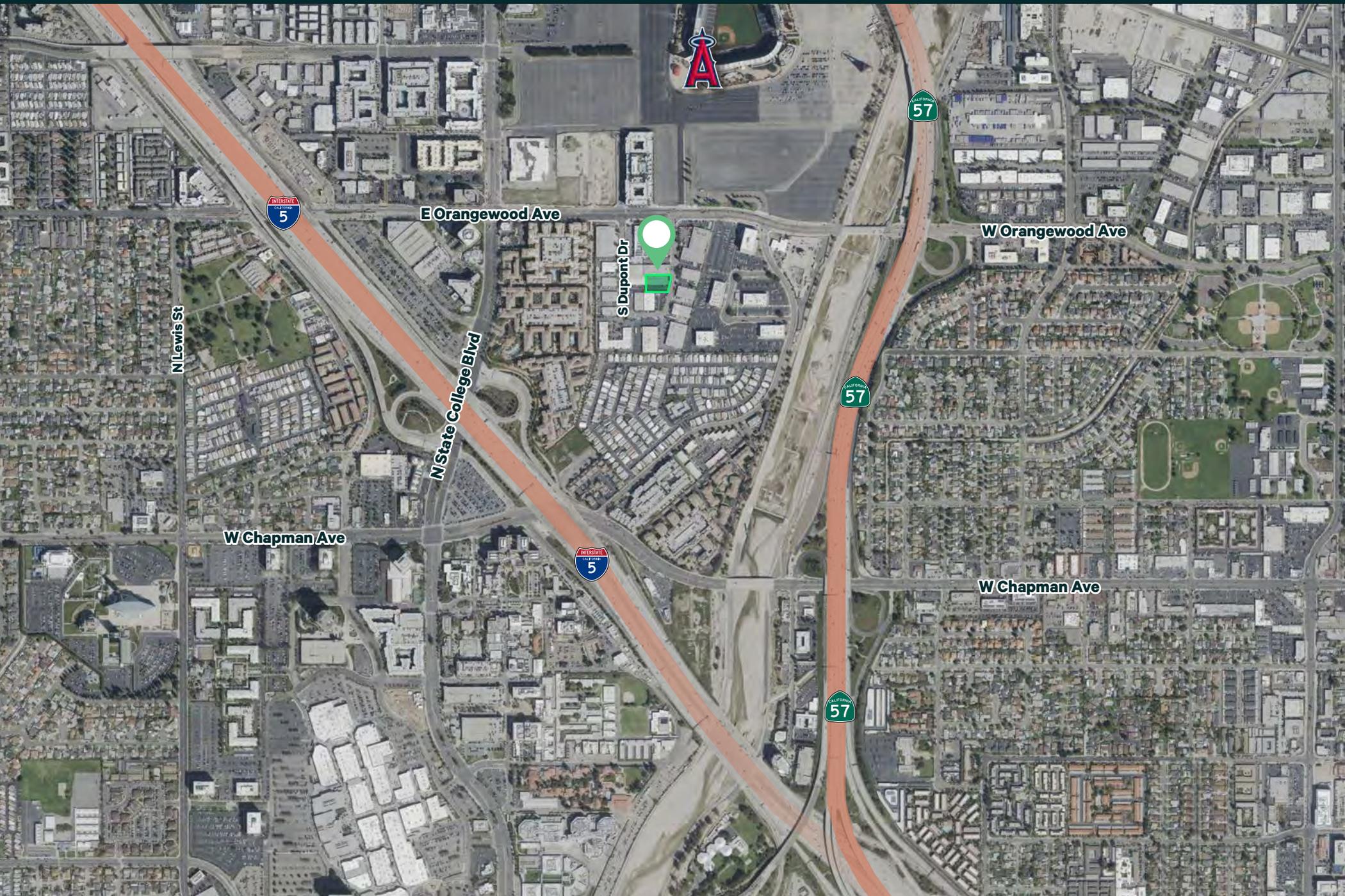
2221 S DUPONT DR, ANAHEIM

# Site Plan

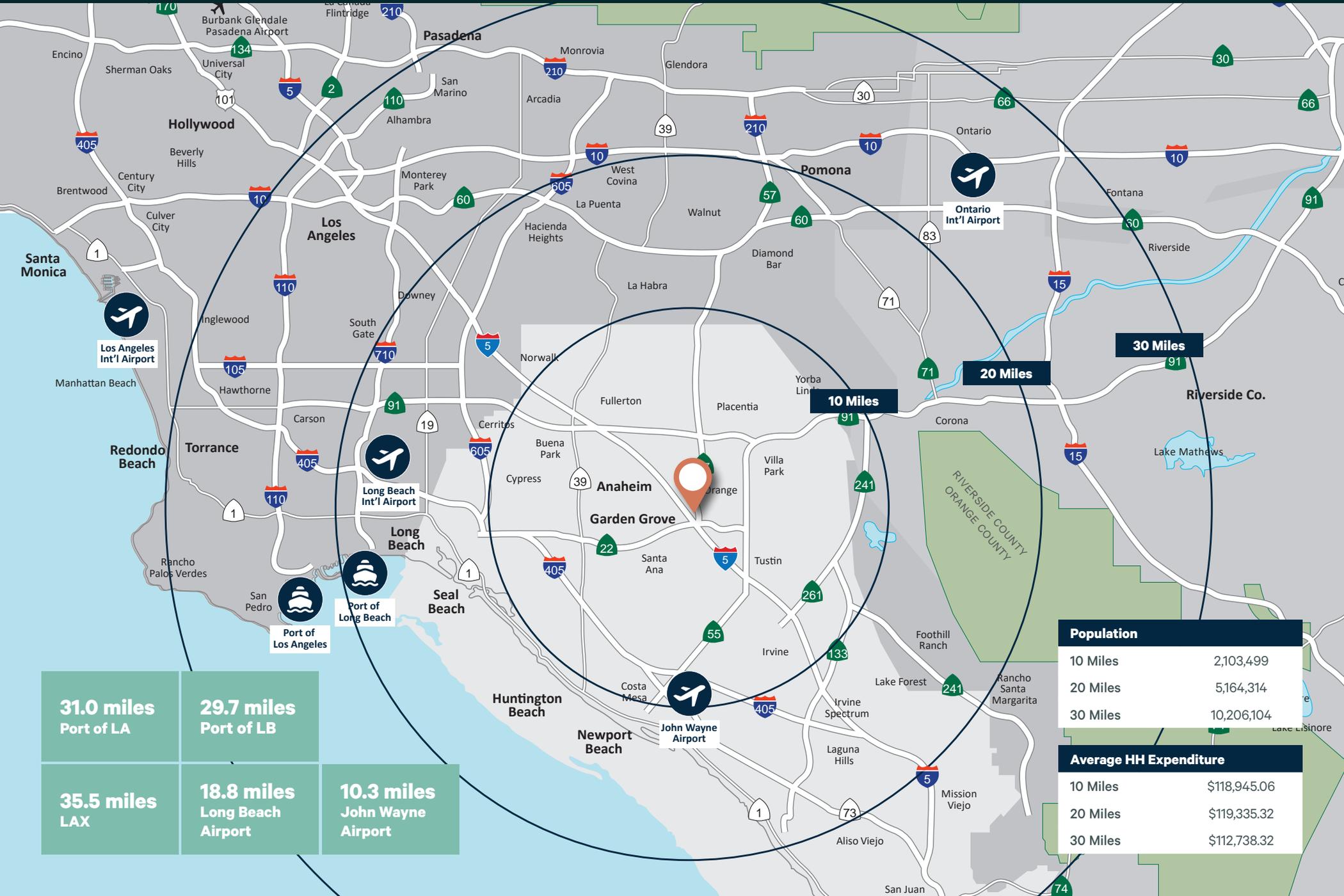


# Local Map

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# Regional Map



<b>31.0 miles</b> Port of LA	<b>29.7 miles</b> Port of LB	
<b>35.5 miles</b> LAX	<b>18.8 miles</b> Long Beach Airport	<b>10.3 miles</b> John Wayne Airport

Population	
10 Miles	2,103,499
20 Miles	5,164,314
30 Miles	10,206,104
Average HH Expenditure	
10 Miles	\$118,945.06
20 Miles	\$119,335.32
30 Miles	\$112,738.32



2221 S Dupont Dr  
Anaheim, CA

**FOR SALE** | ±13,359 SF Industrial Building

## Contact Us

### Keith Greer

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

### Tom Dorman

First Vice President  
+1 714 371 9205  
tom.dorman@cbre.com  
Lic. 00859277

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