LA PALMA AVENUE FRONTAGE | LARGE FENCED & SECURED, ALL CONCRETE YARD



4850 E. LA PALMA AVENUE

FOR **LEASE**

±51,743 SF CLASS A INDUSTRIAL BUILDING

CBRE

4850 E. LA PALMA AVENUE, ANAHIEM, CA

Property **Features & Highlights**

Address:	4850 E La Palma Ave Anaheim, CA
Size:	±51,743 SF Class A Industrial Building on ±4.63 AC Parcel Part of Larger ±96,408 SF Building
Office:	±9,597 SF Two-Story Executive Office
WH Clear Ht:	±32' Warehouse Clearance
DH Loading:	Five (5) Dock-High Doors
GL Loading:	Two (2) Ground-Level Doors
Power:	600 Amps (Expandable), 277/480 Volt
Sprinklers:	ESFR Fire Sprinkler System
Yard:	Large Fenced & Secured, All Concrete Yard

- La Palma Avenue Frontage
- Enterprise Zone Designation
- Low City of Anaheim Utility Rates; a Built-In Cost Advantage From Day One
- Unmatched Regional Connectivity - Immediate Access to Five Major Freeways (91, 55, 57, 5 & 22), a Genuine Last-Mile and Distribution Advantage

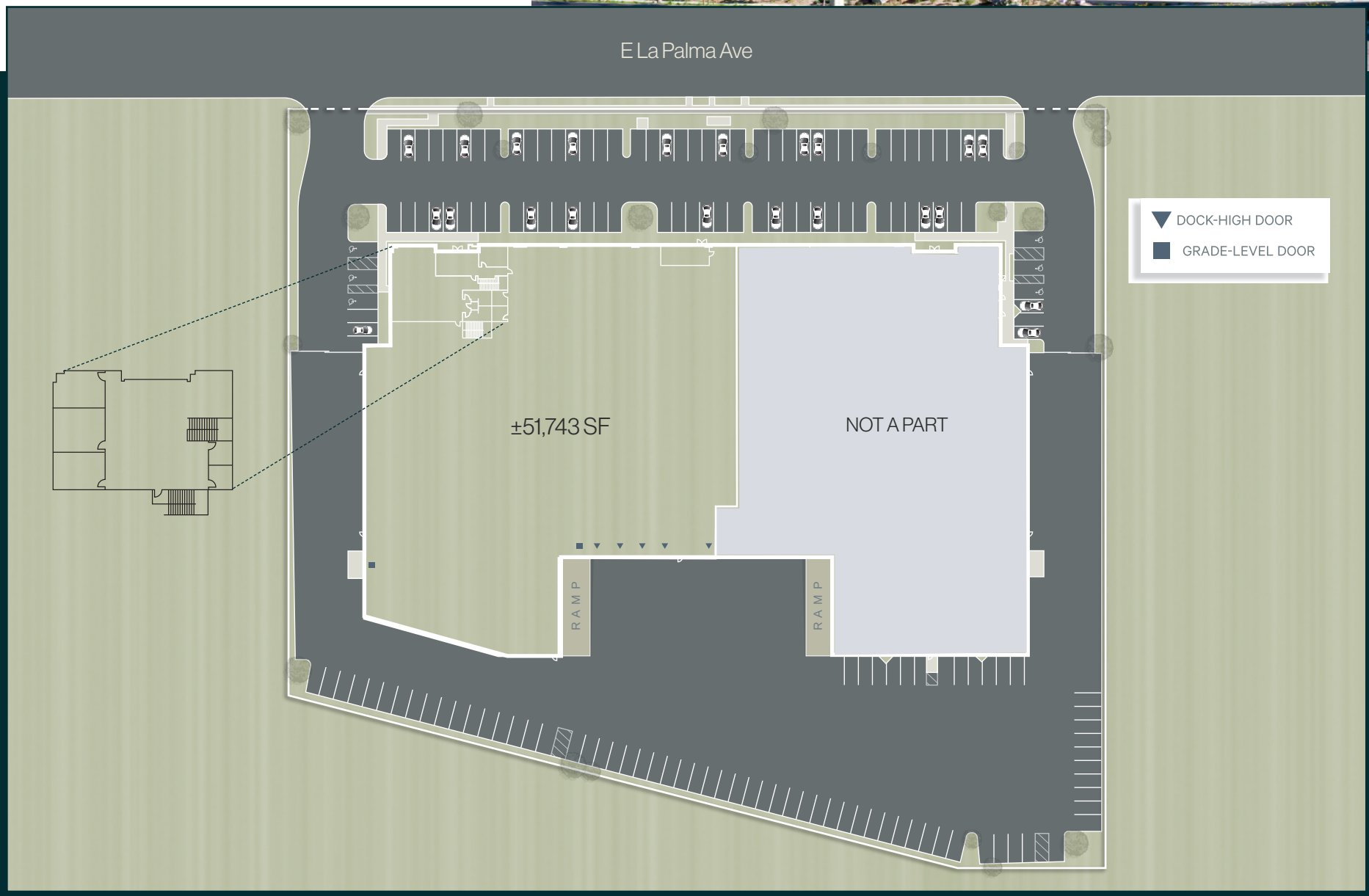




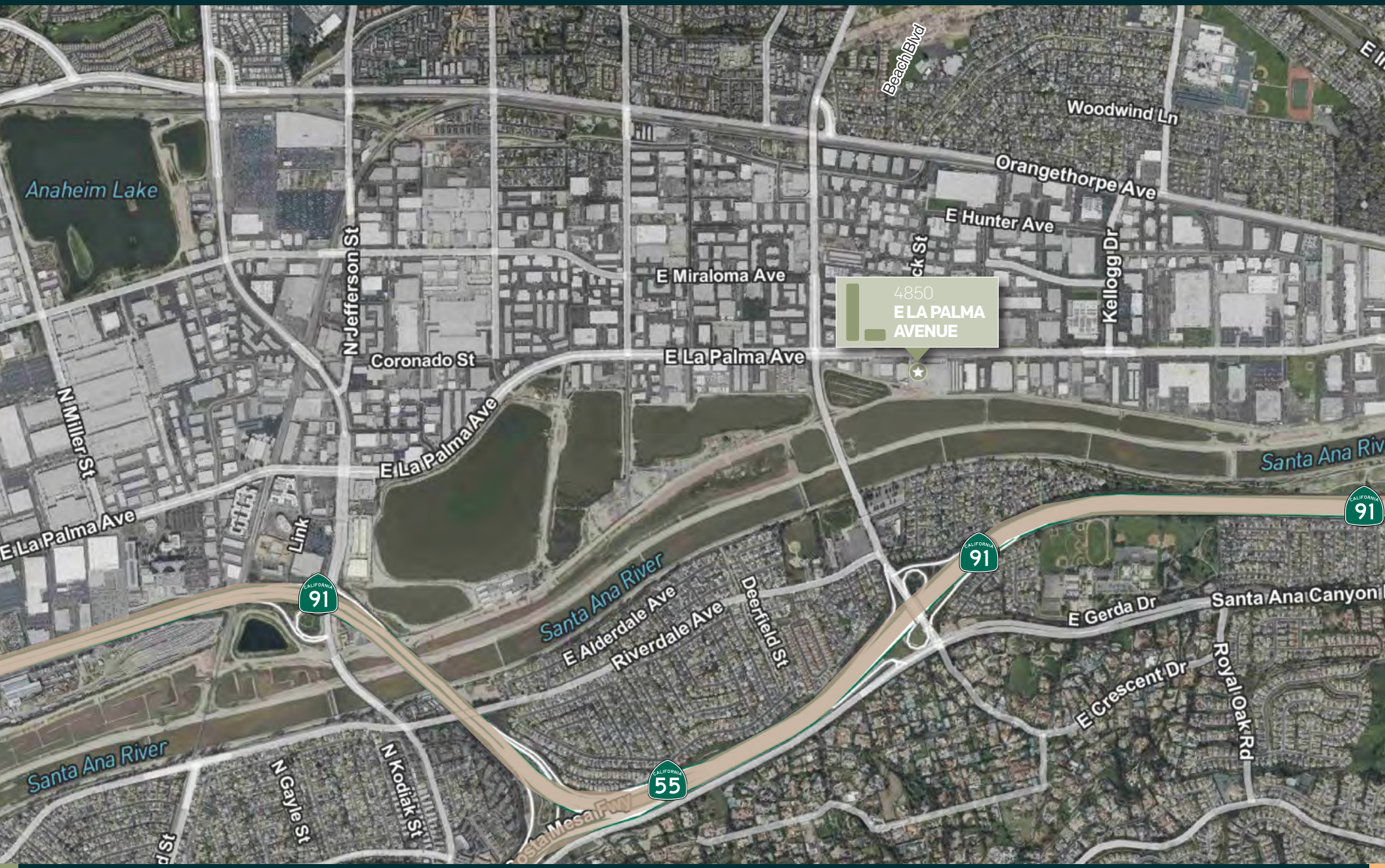


Site **Plan**

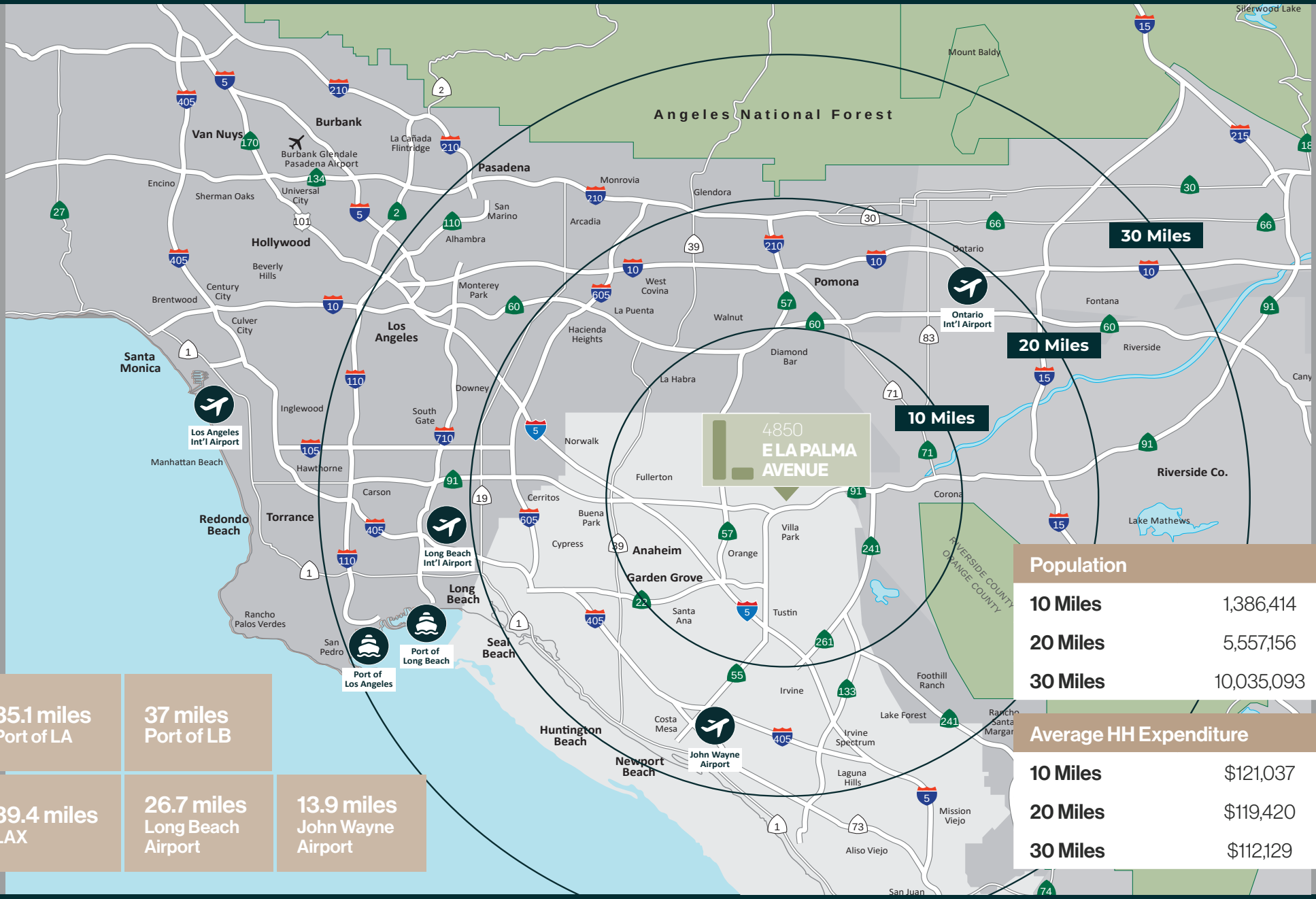

4850
AVAILABLE
714 371 9222


E La Palma Ave
DOCK-HIGH DOOR
GRADE-LEVEL DOOR
±51,743 SF
NOT A PART
RAMP
RAMP

Local **Map**


4850
E LA PALMA
AVENUE
Anaheim Lake
Beach Blvd
Woodwind Ln
Orangethorpe Ave
E Hunter Ave
Kellogg Dr
N Jefferson St
E Miraloma Ave
Coronado St
E La Palma Ave
N Miller St
E La Palma Ave
Link
Santa Ana River
E Alderdale Ave
Riverdale Ave
Deerfield St
Santa Ana River
N Gayle St
N Kodiak St
Costa Mesa Fwy
E Gerda Dr
Santa Ana Canyon
E Crescent Dr
Royal Oak Rd
91
91
91
55

Regional **Map**



35.1 miles Port of LA	**37 miles** Port of LB
39.4 miles LAX	**26.7 miles** Long Beach Airport
	13.9 miles John Wayne Airport

Population	
10 Miles	1,386,414
20 Miles	5,557,156
30 Miles	10,035,093

Average HH Expenditure	
10 Miles	$121,037
20 Miles	$119,420
30 Miles	$112,129



4850 E LA PALMA AVENUE

ANAHEIM, CALIFORNIA

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FOR MORE INFORMATION, PLEASE CONTACT:

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