

Anaheim Stadium Area Manufacturing/Distribution Facility

1045 S. East Street, Anaheim, CA



Highlights

- Anaheim Stadium area manufacturing/distribution facility totaling 26,909 square feet
- Central Southern California location with strategic access to all major transportation and logistics hubs
- Heavy power supply (4000 AMPS) served by Anaheim Public Utility, offering significant cost savings for manufacturers
- Immediate proximity to the 5, 57, 22 and 91 Freeways
- Pro-business environment with abundant retail amenities
- Corporate neighbors include Disneyland, Anaheim Stadium and Anaheim Convention Center

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Property Specs

- 26,909 total square feet
- 7,600 square-foot office area (3,200 SF possible)
- 19,309 square-foot warehouse area (23,709 SF possible)
- Multiple private offices and bullpen areas

Building Specs

- 22-foot warehouse clearance
- 2 grade-level loading doors
- Dock-high loading possible
- 4,000 AMP power supply
- Fully sprinklered
- 2.3 to 1 parking ratio
- Drive-around access
- Concrete tilt-up construction

Building Features

- Anaheim Stadium area location
- Anaheim public power and utilities
- Strategic access to all major transportation and logistics hubs
- Immediate proximity to 5, 57, 22 and 91 Freeways
- Abundant retail amenities nearby

* Please note that all measurements are approximate.



AERIAL



LOCATION MAP



LOADING

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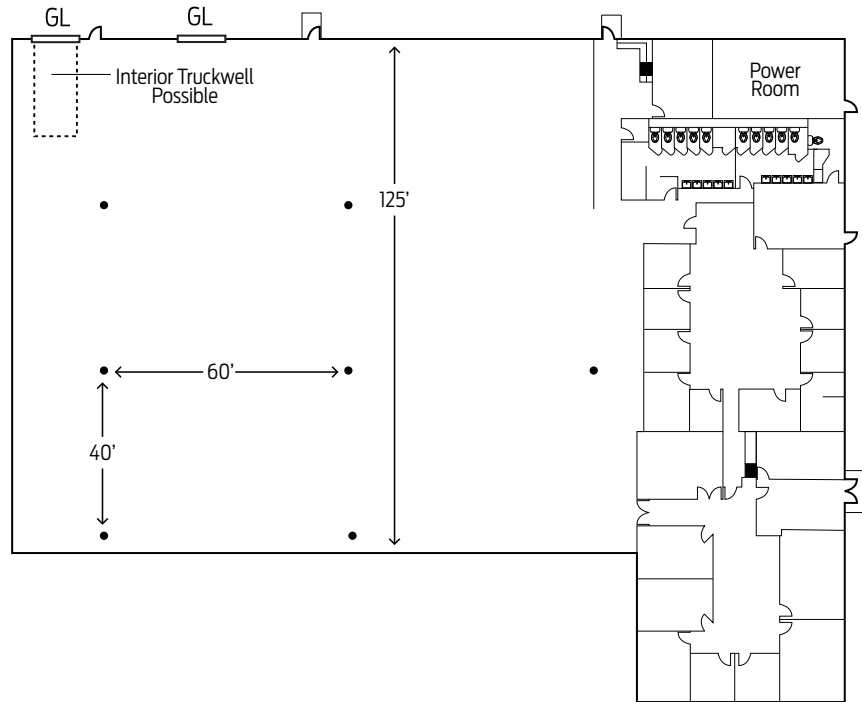


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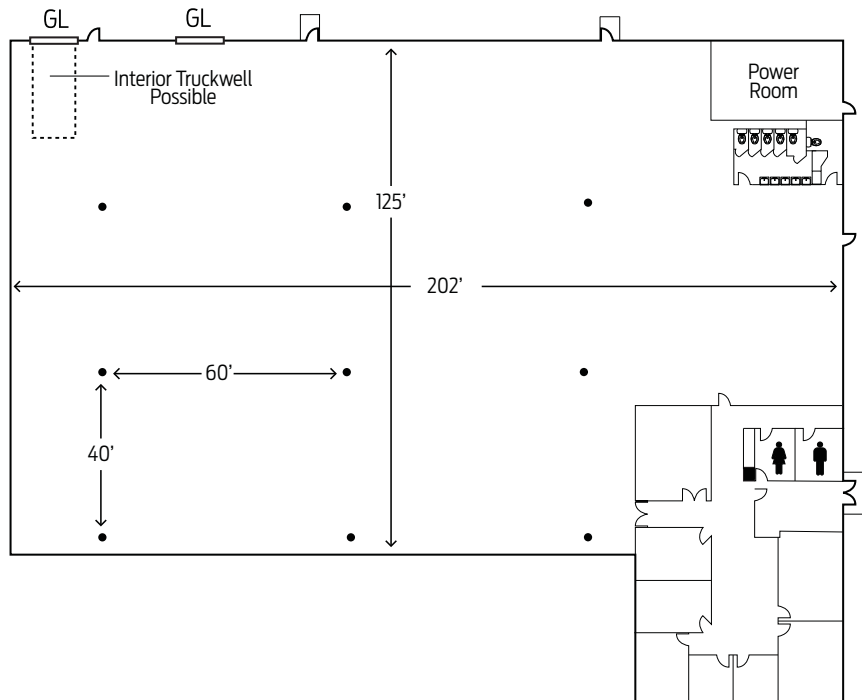
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FLOOR PLAN



ALTERNATE FLOOR PLAN



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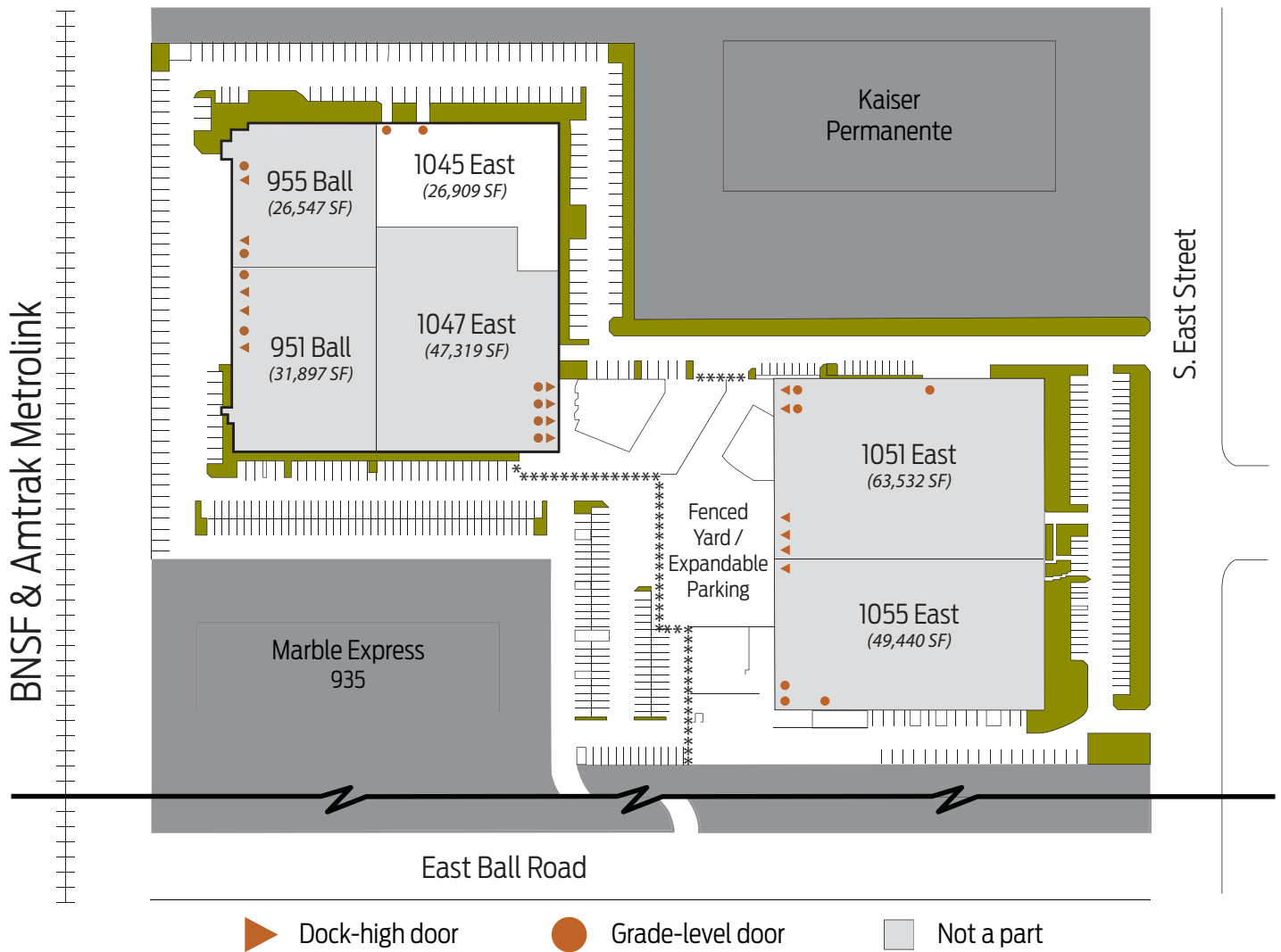


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SITE PLAN



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