



New Construction, State-of-the-Art Building
Prime East Anaheim Location

3071 E. CORONADO STREET, ANAHEIM, CA



BRAND NEW 105,173 SF CLASS A INDUSTRIAL AVAILABLE FOR LEASE

LOWER ANAHEIM UTILITY COSTS

0.5 MILES FROM THE 91 FREEWAY | 0.8 MILES FROM THE 57 FREEWAY





PROPERTY HIGHLIGHTS

- 7,665 SF of Corporate Image Office Area (Two Story)
- 32' minimum warehouse ceiling clearance
- ESFR sprinkler system with K25 sprinkler heads
- 12 dock-high loading doors
- 139 parking stalls
- 2 ground level loading doors
- Concrete throughout loading area
- Fenced and secured site
- Power capacity: 1,800 amps with a 4,000 amp pull section



[CLICK FOR VIDEO](#)



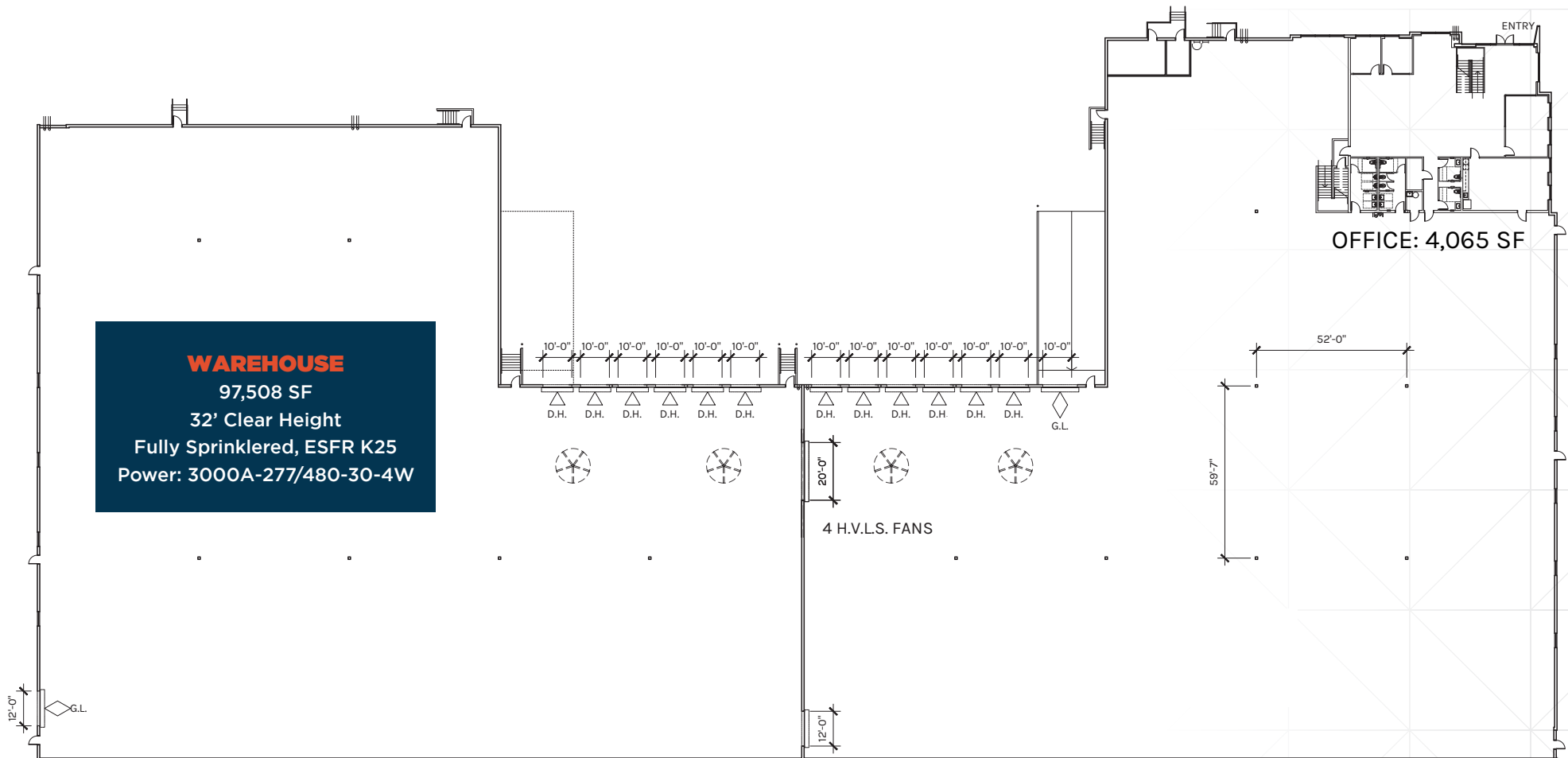
ESG/LEED SILVER CERTIFICATION FEATURES



- Touchless plumbing & water efficient fixtures
- Water bottle filling station
- Motion sensor LED lighting throughout
- Water efficient landscaping
- Economizers added to the conference rooms
- New storefront system with low solar heat gain
- All office finishes use low VOC materials
- New HVAC rooftop units with indoor air quality measures to include: MERV 13 filters Ion generators, UV lights, and CO2 monitors are indicated on units
- HVLS fans at loading dock speed bay
- Electrical outlets at each dock position
- Clean air parking stalls
- 4 EV charging ready stalls

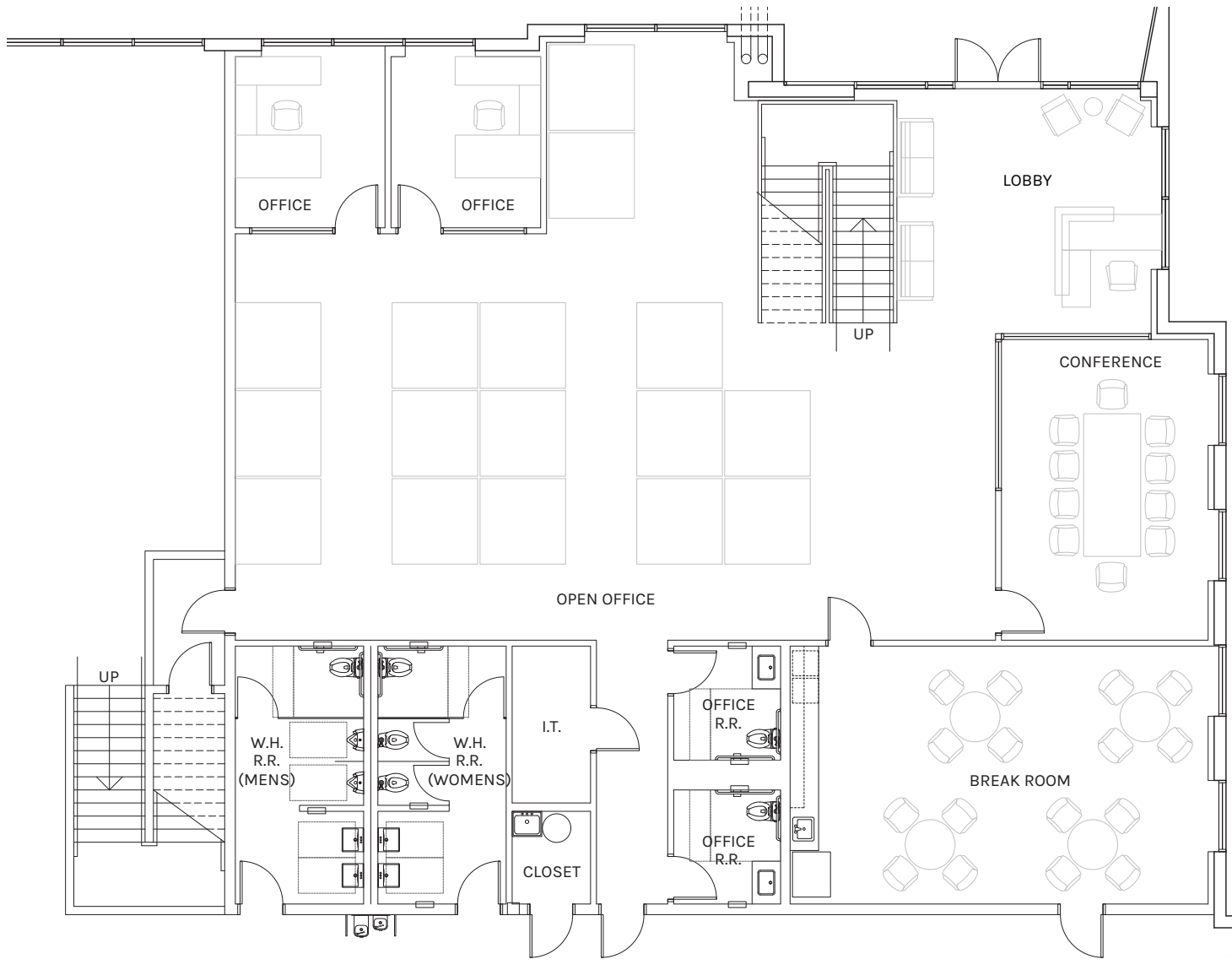


PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

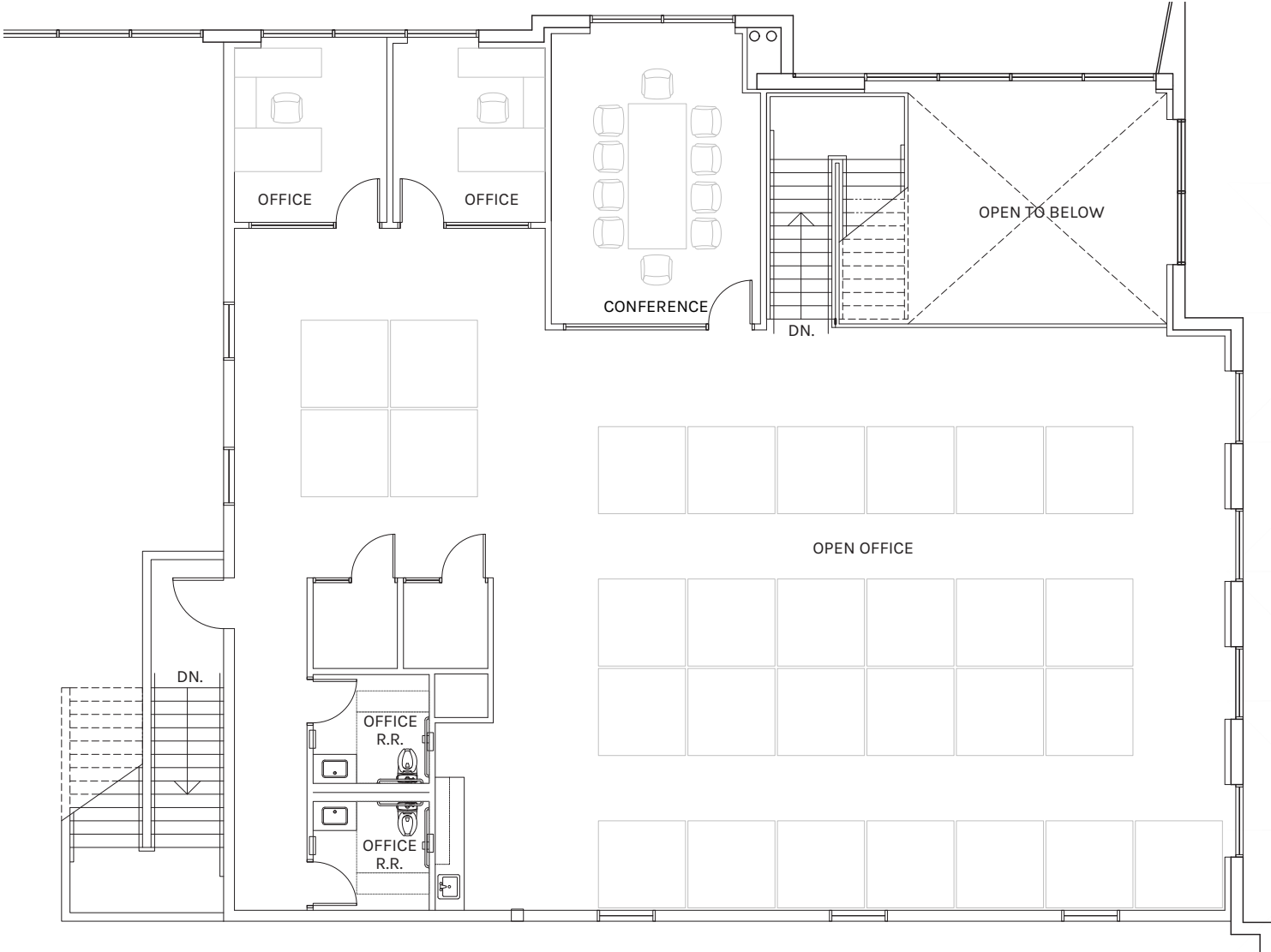




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**GROUND FLOOR
OFFICE AREA**
4,065 SF

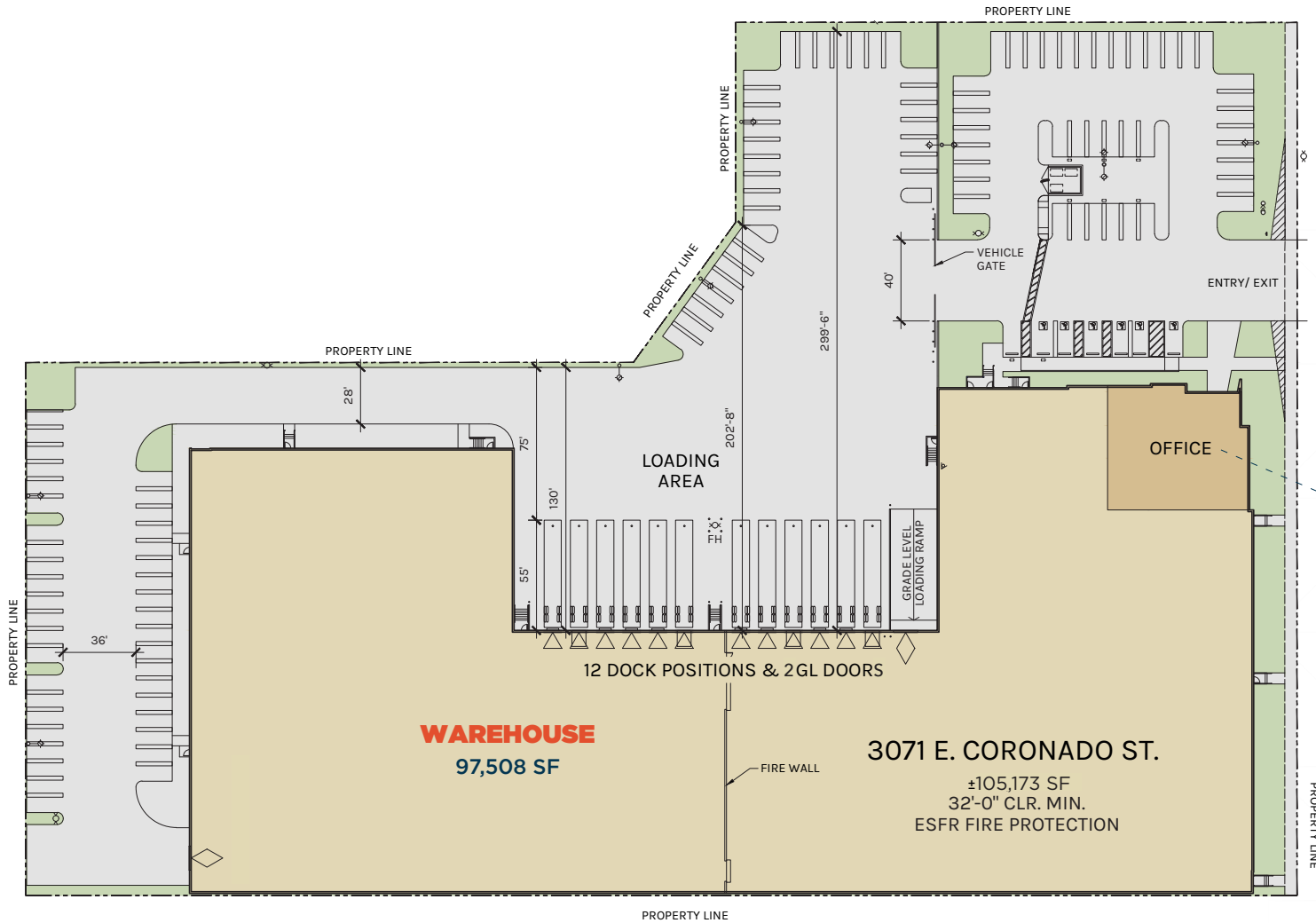


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**SECOND FLOOR
OFFICE AREA**
3,600 SF



KRAEMER BLVD.



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CORONADO STREET

2 STORY OFFICE
7,665 SF

WAREHOUSE
97,508 SF

3071 E. CORONADO ST.
±105,173 SF
32'-0" CLR. MIN.
ESFR FIRE PROTECTION

PROPERTY LINE

PROPERTY LINE

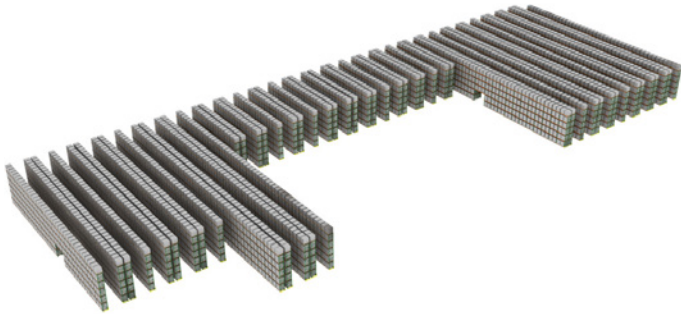
PROPERTY LINE

PROPERTY LINE

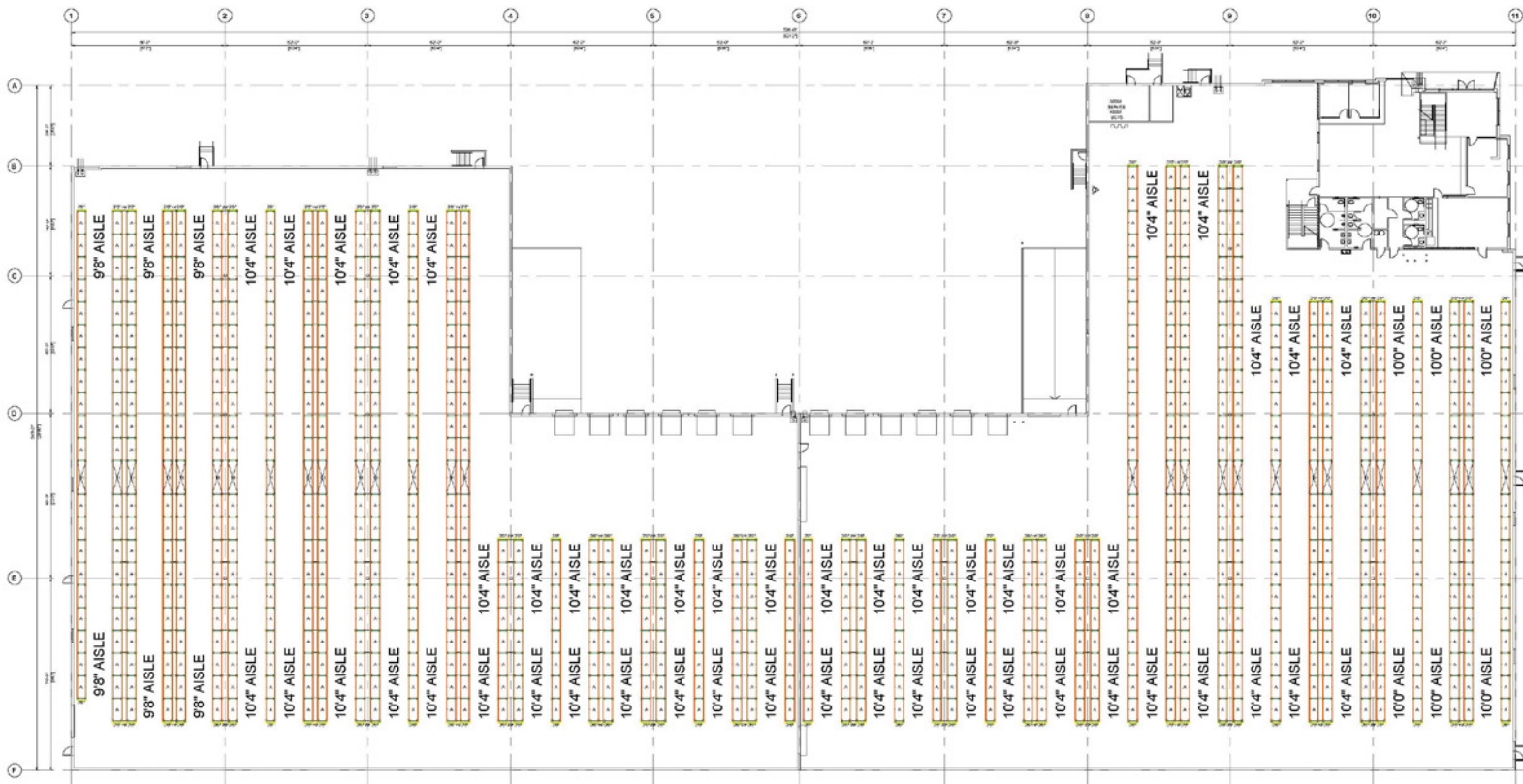
PROPERTY LINE

PROPERTY LINE

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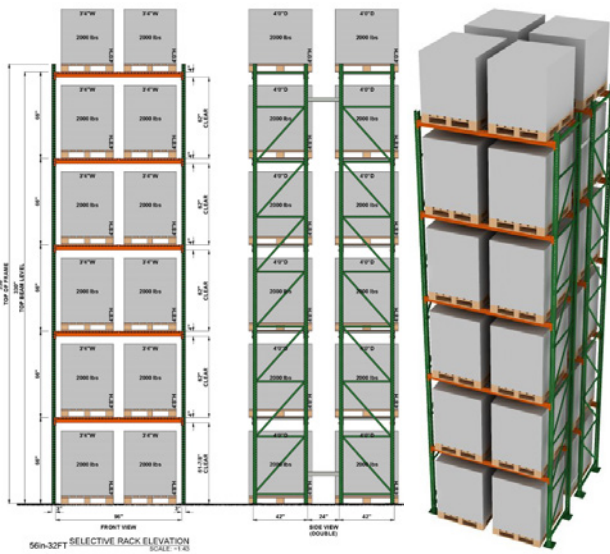
- 10'4" Aisles
- 96" Storage Beam
- 144" Tunnel Beam
- Accessories Upon Request



Racking Designed By: Contact:
Greg Hanoian
Phone: 951-370-0068
Email: ghanoian@unitedmh.com

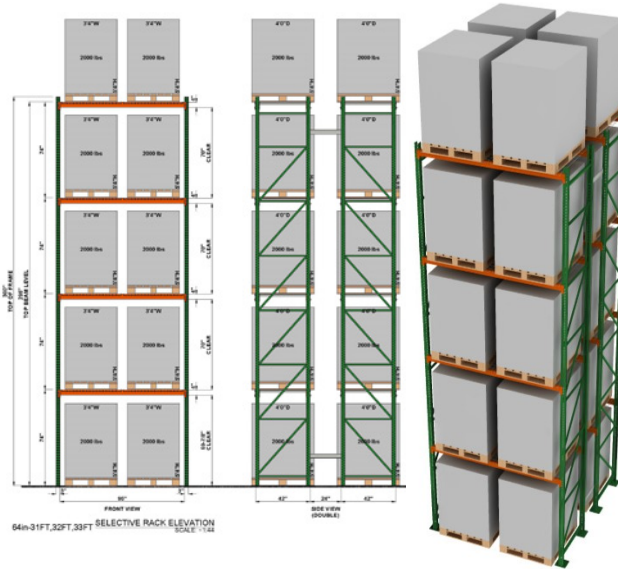
Conceptual Racking Layout

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan.
No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.



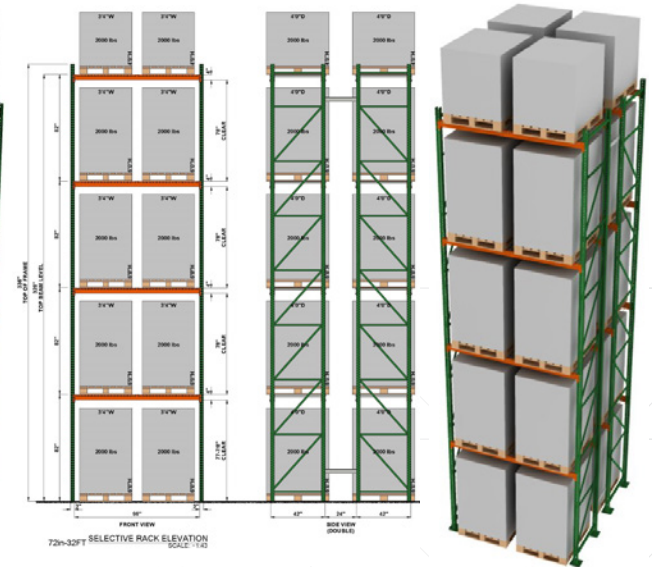
56in pallet with 48" pallet on top level only

- Approximately 7,841 pallet positions for 56in pallet & Approximately 1,603 pallet positions for 48in pallet
- Total of approximately 9,444



64in pallet

- Approximately 7,841 pallet positions for 64in pallet



72in pallet with 48in pallet on top level only

- Approximately 6,238 pallet positions for 72in pallet & Approximately 1,603 pallet positions for 48in pallet
- Total of approximately 7,841



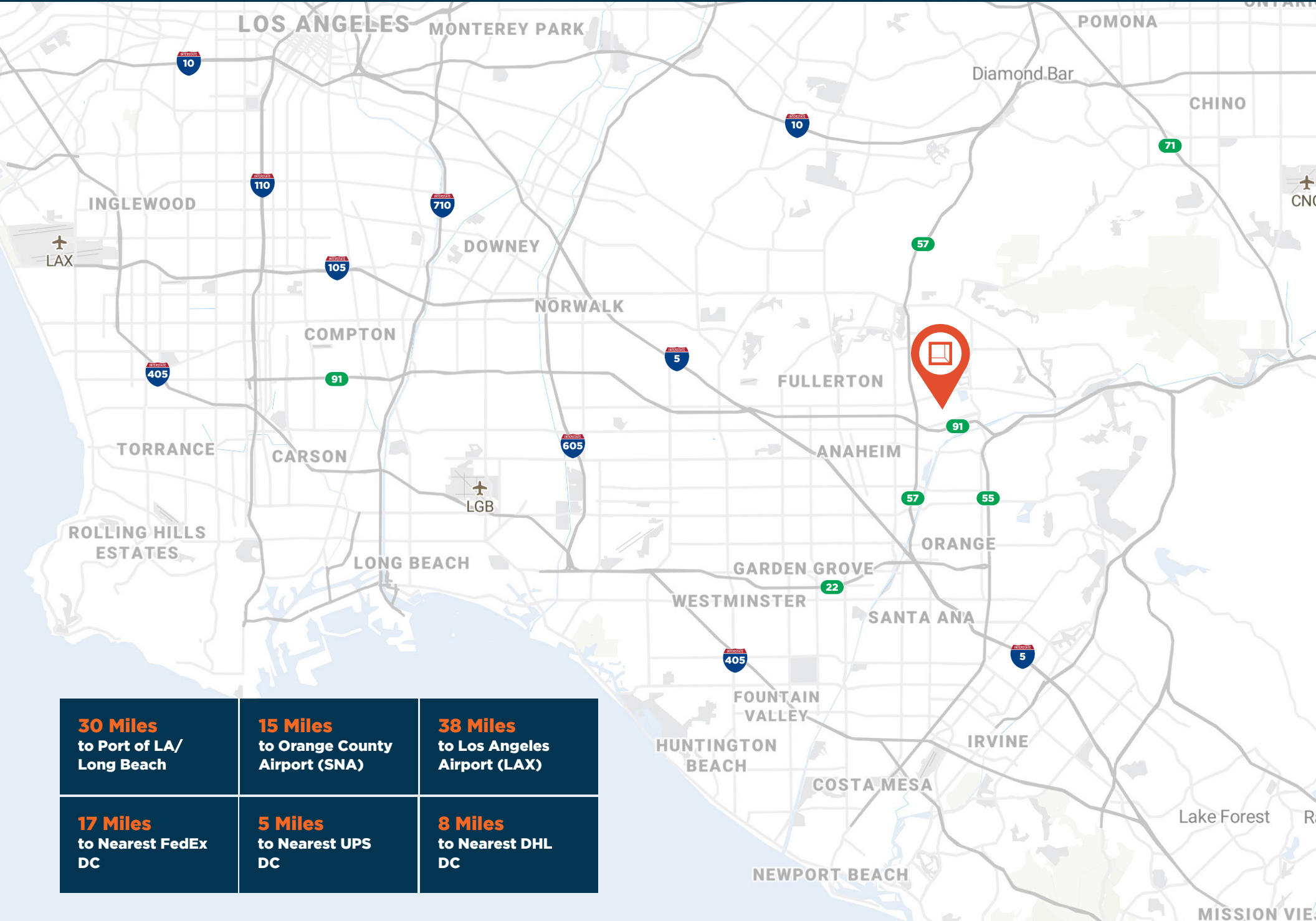
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 Phone: 951-370-0068
 Email: ghanioan@unitedmh.com

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Conceptual Racking Layout

Property Location

3071 E. CORONADO STREET



30 Miles to Port of LA/ Long Beach	15 Miles to Orange County Airport (SNA)	38 Miles to Los Angeles Airport (LAX)
17 Miles to Nearest FedEx DC	5 Miles to Nearest UPS DC	8 Miles to Nearest DHL DC

Building Location

3071 E. CORONADO STREET



3071 E. Coronado Street

Prime North Orange County Location with immediate access to the 91, 57, 55, 22 and 5 Freeways





**Rexford
Industrial**

Leasing Contacts

LUKE HUDSON

PRINCIPAL

714.614.2522

LHUDSON@LEE-ASSOCIATES.COM

CA DRE #01870037

BRYAN MILLER

PRINCIPAL

714.564.7123

BMILLER@LEE-ASSOCIATES.COM

CA DRE #00937396



COMMERCIAL REAL ESTATE SERVICES

1004 W Taft Ave #150
Orange, CA, 92865
Corporate License #01011260