

±153,320 SF Freestanding Industrial Building

3340 E. La Palma Avenue, Anaheim, CA

PRESTIGIOUS ANAHEIM CANYON LOCATION | LA PALMA AVE STREET FRONTAGE



Project Features

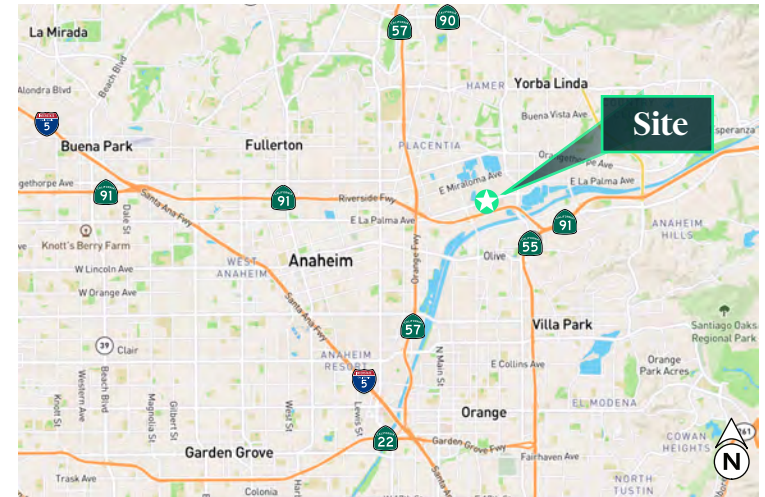
Discover 3340 E. La Palma Avenue, perfectly situated in the heart of Anaheim, California. The ±153,320 SF freestanding industrial building has excellent loading, heavy power capacity, ample parking, a fenced yard area, and fire sprinkler system. Ideally located with a prominent presence on La Palma Avenue and nestled within the prestigious Anaheim Canyon, this property provides direct access to the 91 freeway.

BUILDING FEATURES

Address	3340 E. La Palma Avenue, Anaheim, CA 92806
Available Size	±153,320 SF Freestanding Industrial Building
Office	±20,891 SF Office Area
Warehouse Clearance	25' Minimum Warehouse Clearance
Dock-High Loading	Eight (8) Dock-High Doors (7 Equipped with Dock Levelers)
Grade-Level Loading	Two (2) Grade-Level Ramps
Parking	2.3:1,000 Parking Ratio
Sprinklers	Fire Sprinklered: .621/2,000 Sprinkler Calculation
Yard	Fenced Yard Area
Column Spacing	40'w x 50'd
Total Site Area	±10.53 AC Site (±458,719 SF)

PROJECT FEATURES

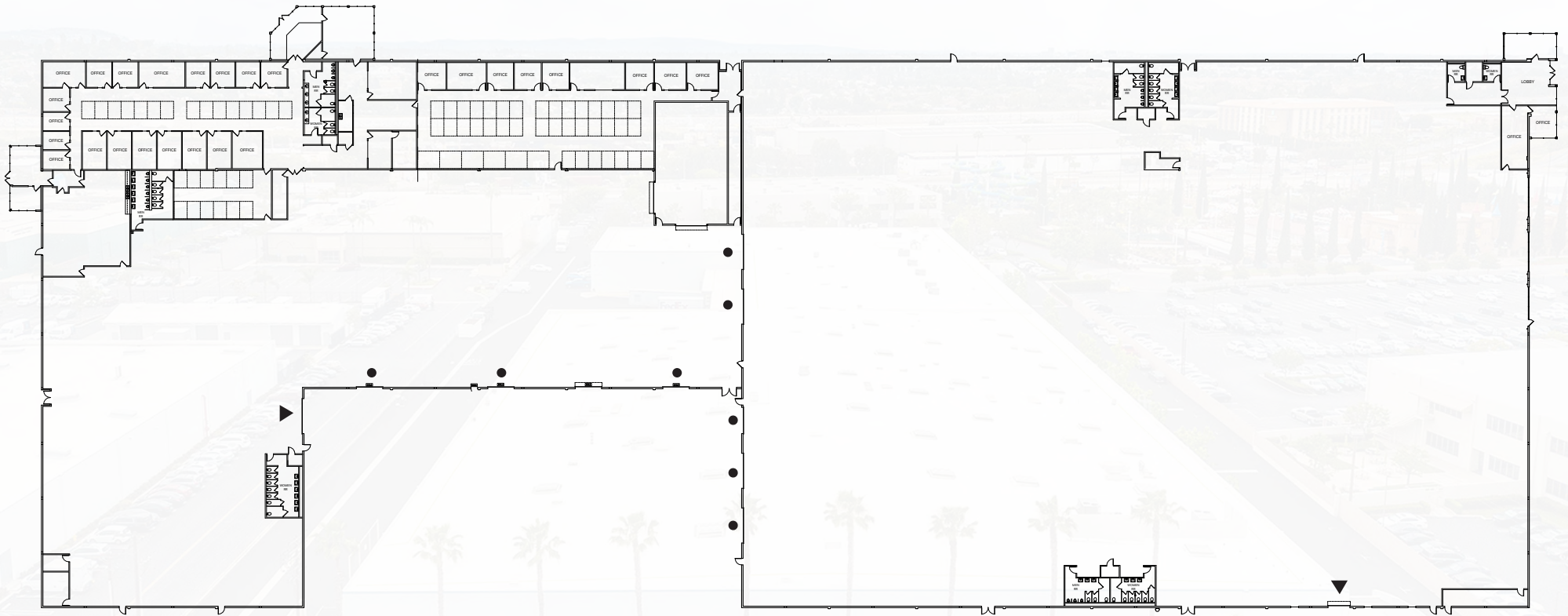
- + Prestigious Anaheim Canyon Location
- + Street Frontage on La Palma Avenue
- + Low Cost City of Anaheim Utilities
- + Completely Renovated in 2013
- + Immediate Access to the 91 Freeway



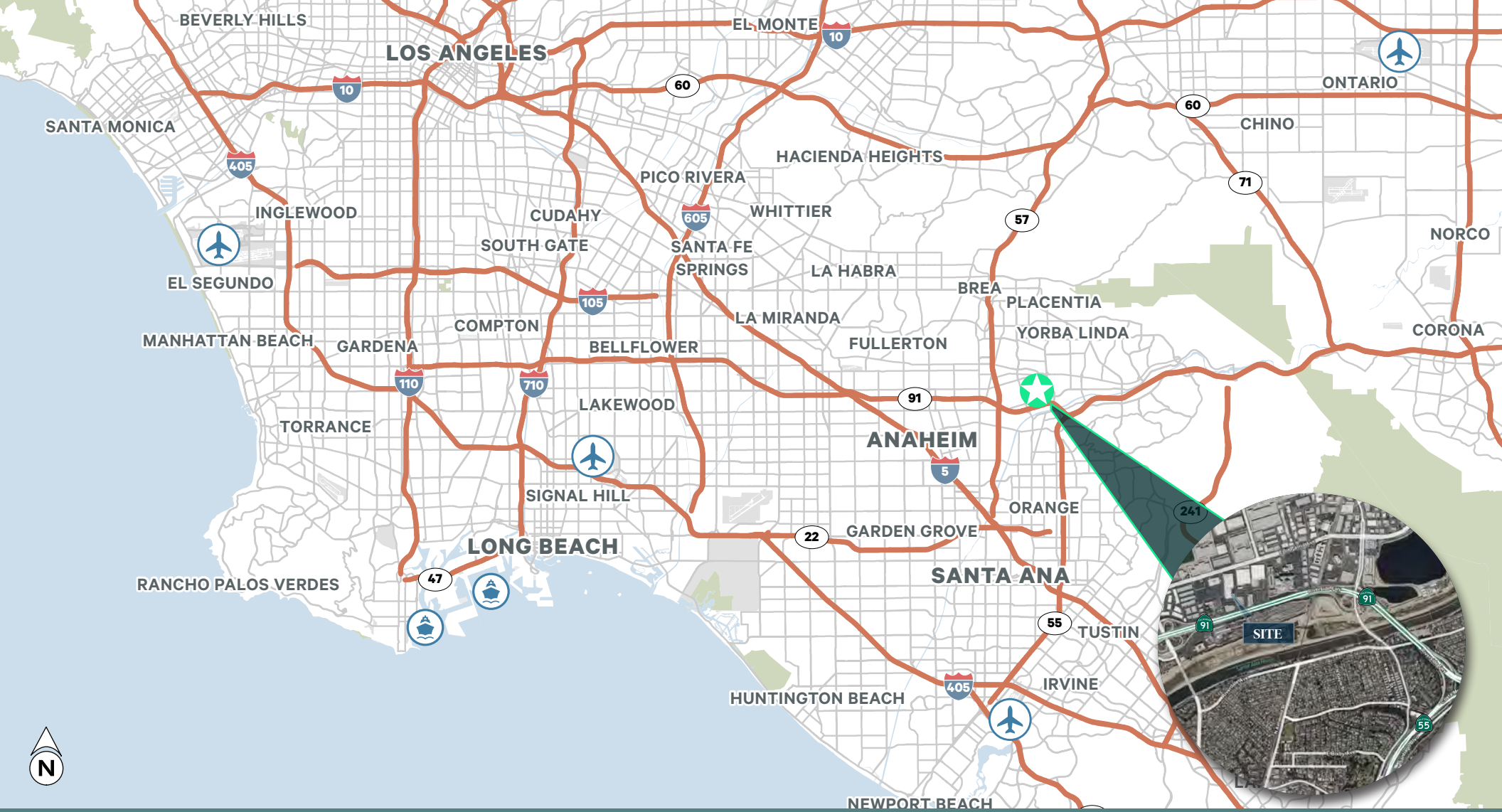
Site Plan

LEGEND

- DOCK-HIGH DOOR
- ▲ GRADE-LEVEL DOOR







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