

## PROLOGIS ESSENTIALS

\$150,000 allowance based on 165,000 SF  
for racking, IT, forklifts, etc.

## FOR SUBLEASE

**3454 E.  
MIRALOMA AVE.**

Anaheim, CA 92806

**\$1.75/SF**



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**STATE OF THE ART DISTRIBUTION CENTER  
+128,794 TO 165,000 SF | 16 DH DOORS**

- ✓ ± 16 additional trailer storage space available
- ✓ Move-in-ready



# Building

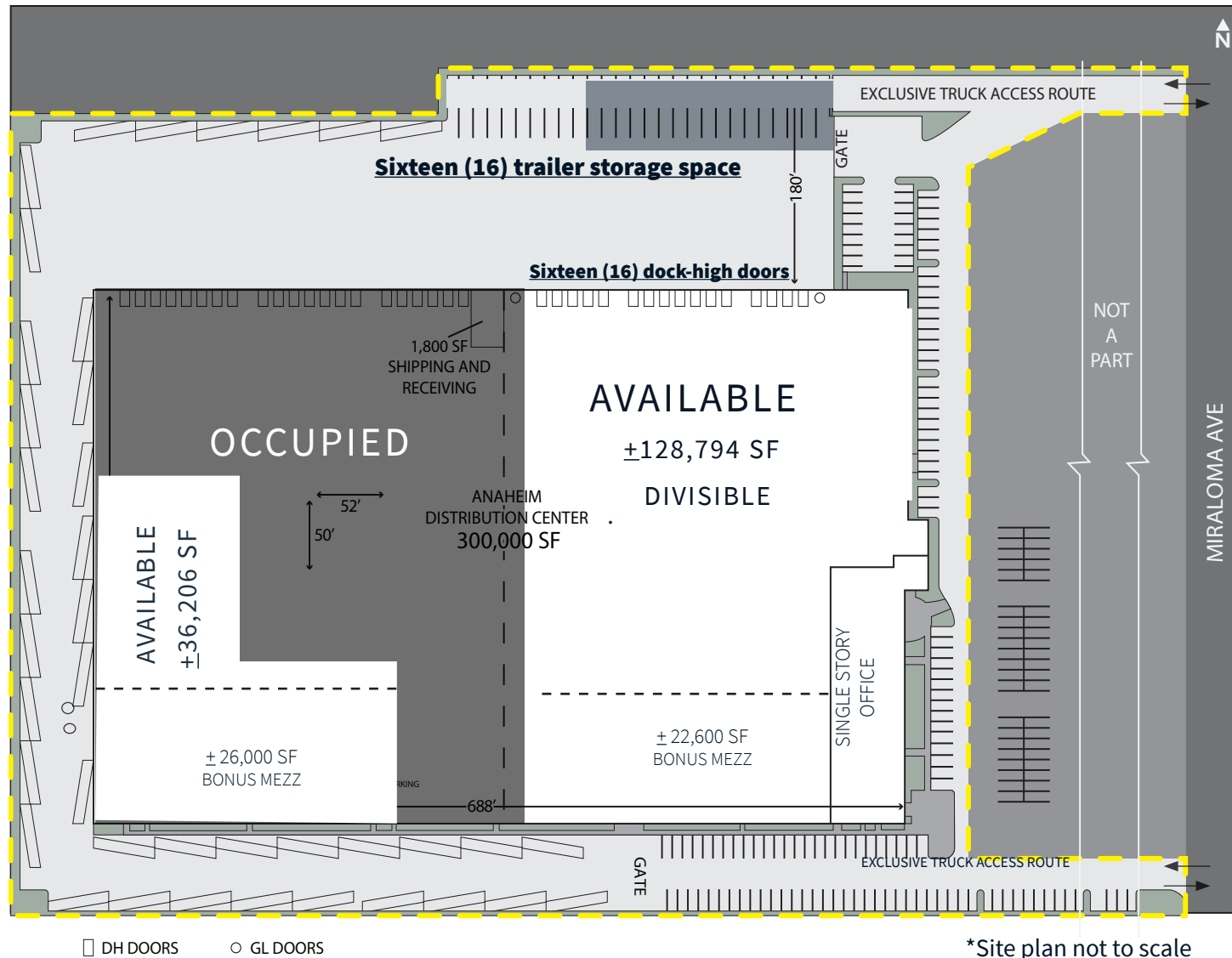
## Highlights



- ✓ **± 128,794 – 165,000 SF available**
- ✓ **32' Clear Height**
- ✓ **180' Truck Court**
- ✓ **16 Dock High Doors**
- ✓ **3 Grade Level Doors**
- ✓ **16 Additional Trailer Parking Spaces**
- ✓ **50' x 52 Column Spacing**
- ✓ **ESFR Sprinklers**
- ✓ **1.5/1,000 Parking (expandable)**
- ✓ **± 22,600 – 48,680 SF Bonus Mezzanine**
- ✓ **Walking distance to the Anaheim Canyon Metrolink Station**
- ✓ **Direct access to Major Freeways (91, 57, 55 & 241 Toll Road)**

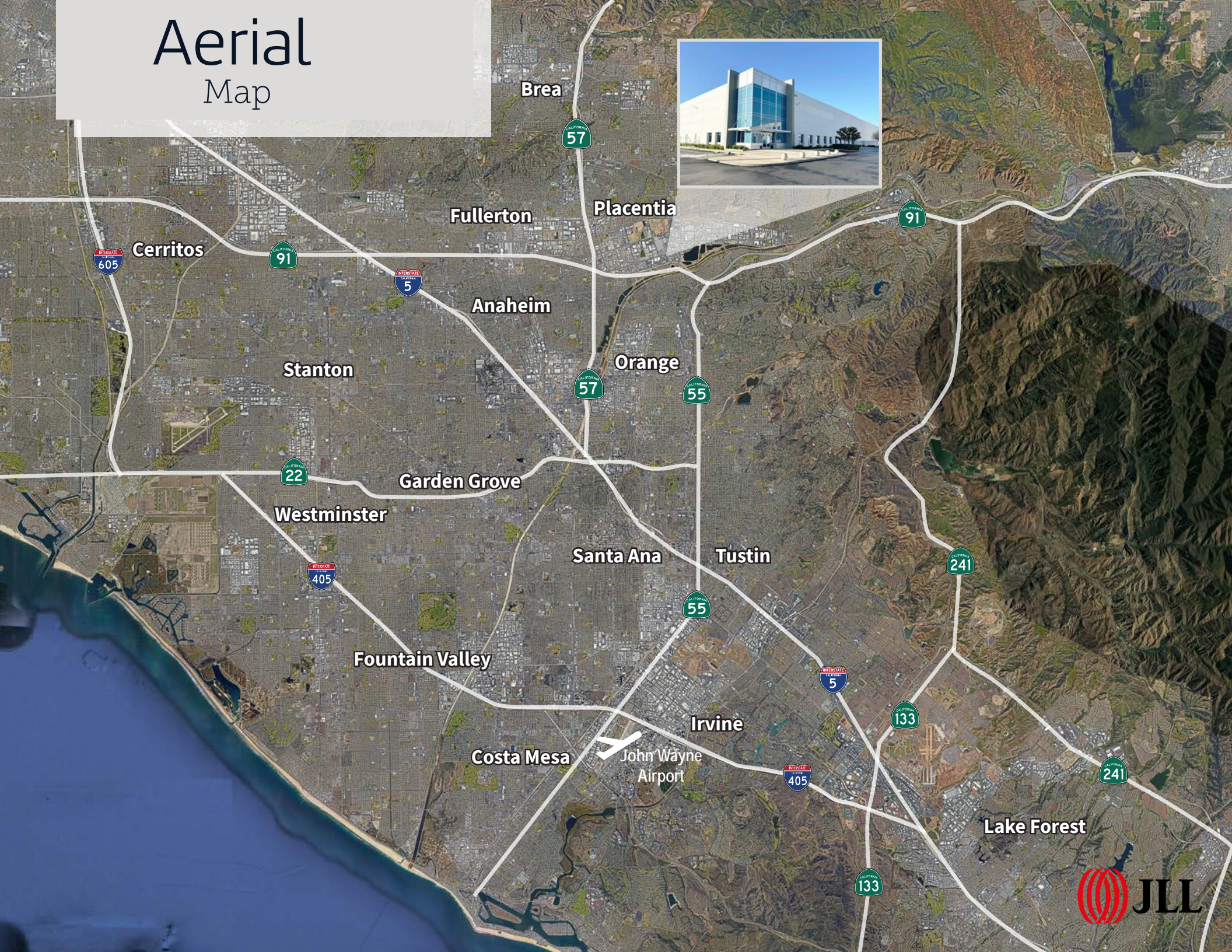
# Site

## Plan





# Aerial Map



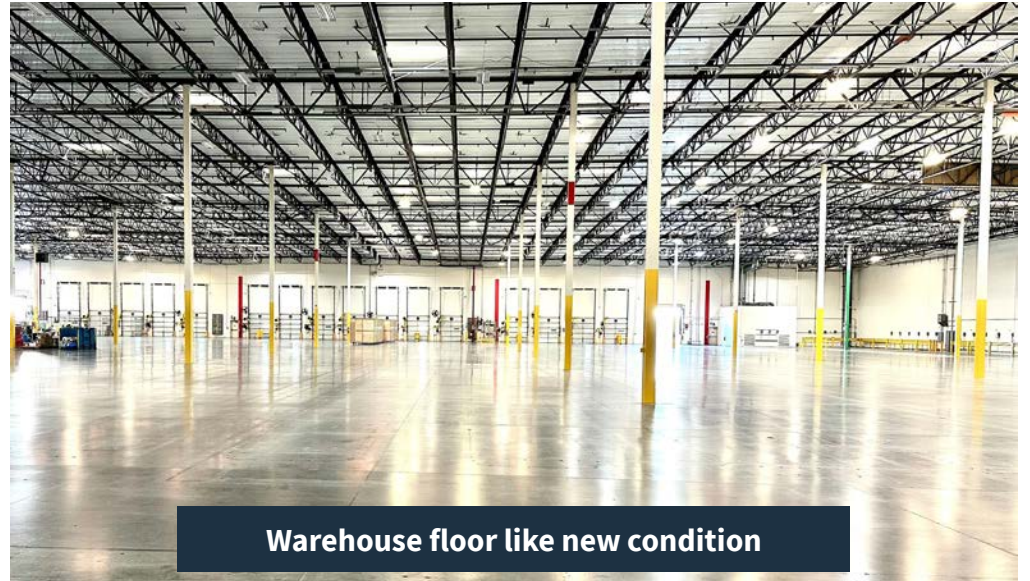


# Property

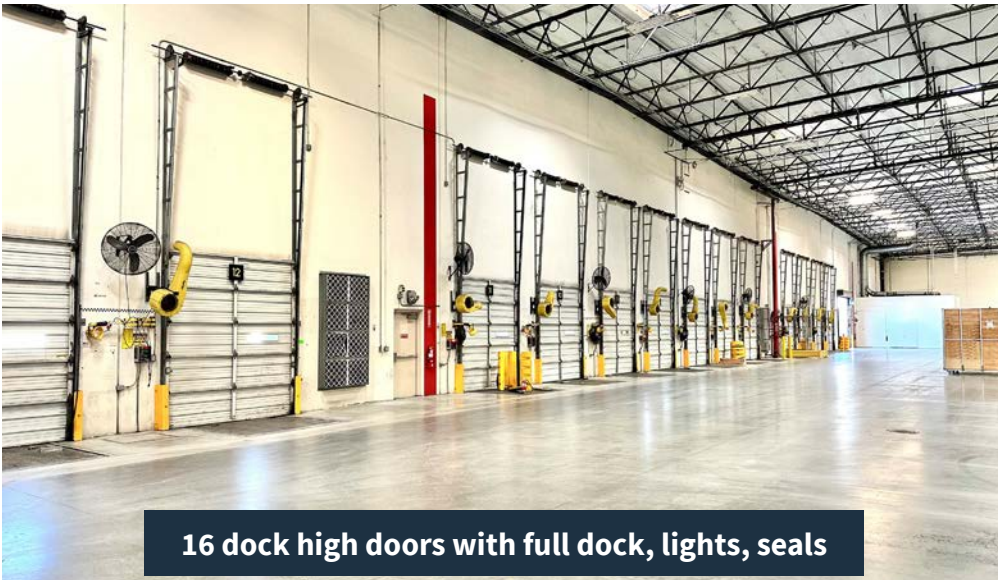
## Photos



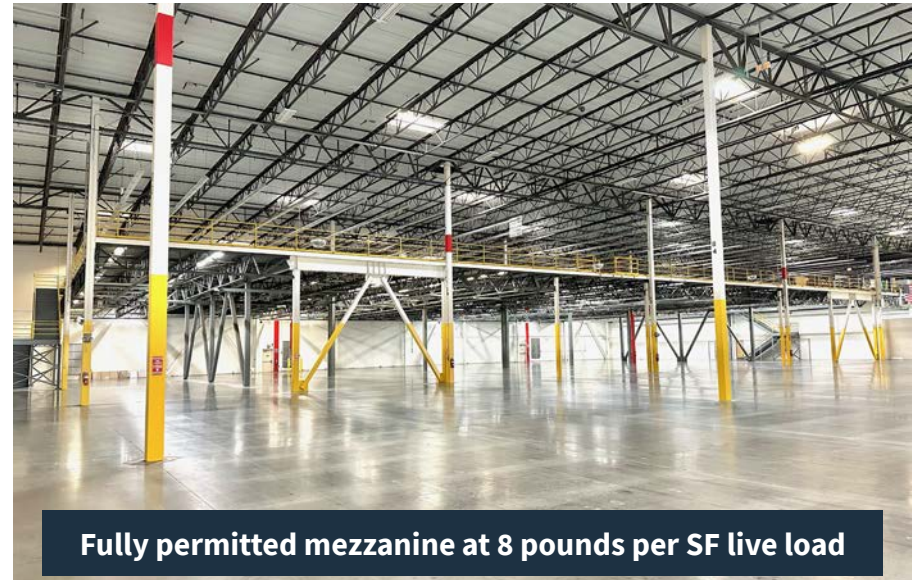
**New lobby**



**Warehouse floor like new condition**



**16 dock high doors with full dock, lights, seals**



**Fully permitted mezzanine at 8 pounds per SF live load**



# Property

## Photos



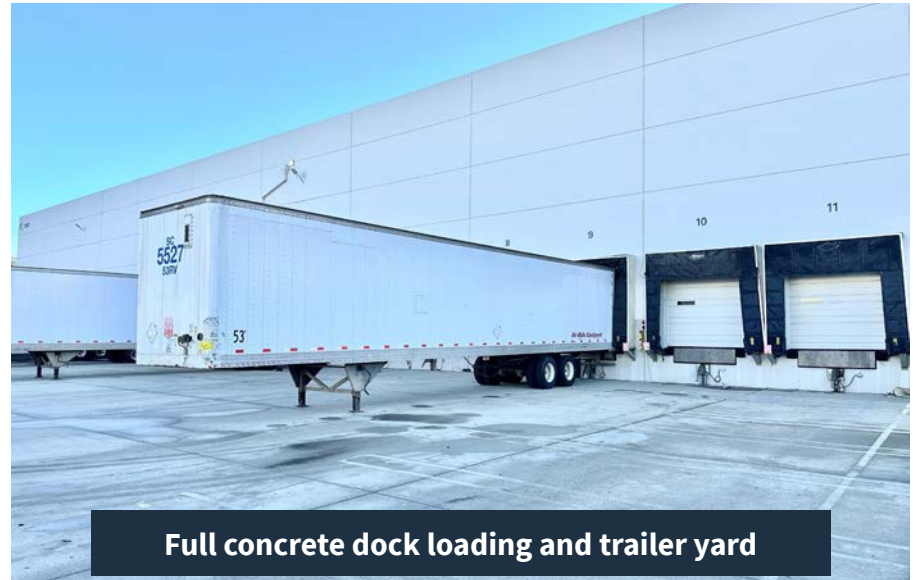
**22,600 to 48,680 SF bonus warehouse mezzanine**



**Large secured yard, drive around access (2) ingress egress guard gates**



**Additional trailer parking spaces**

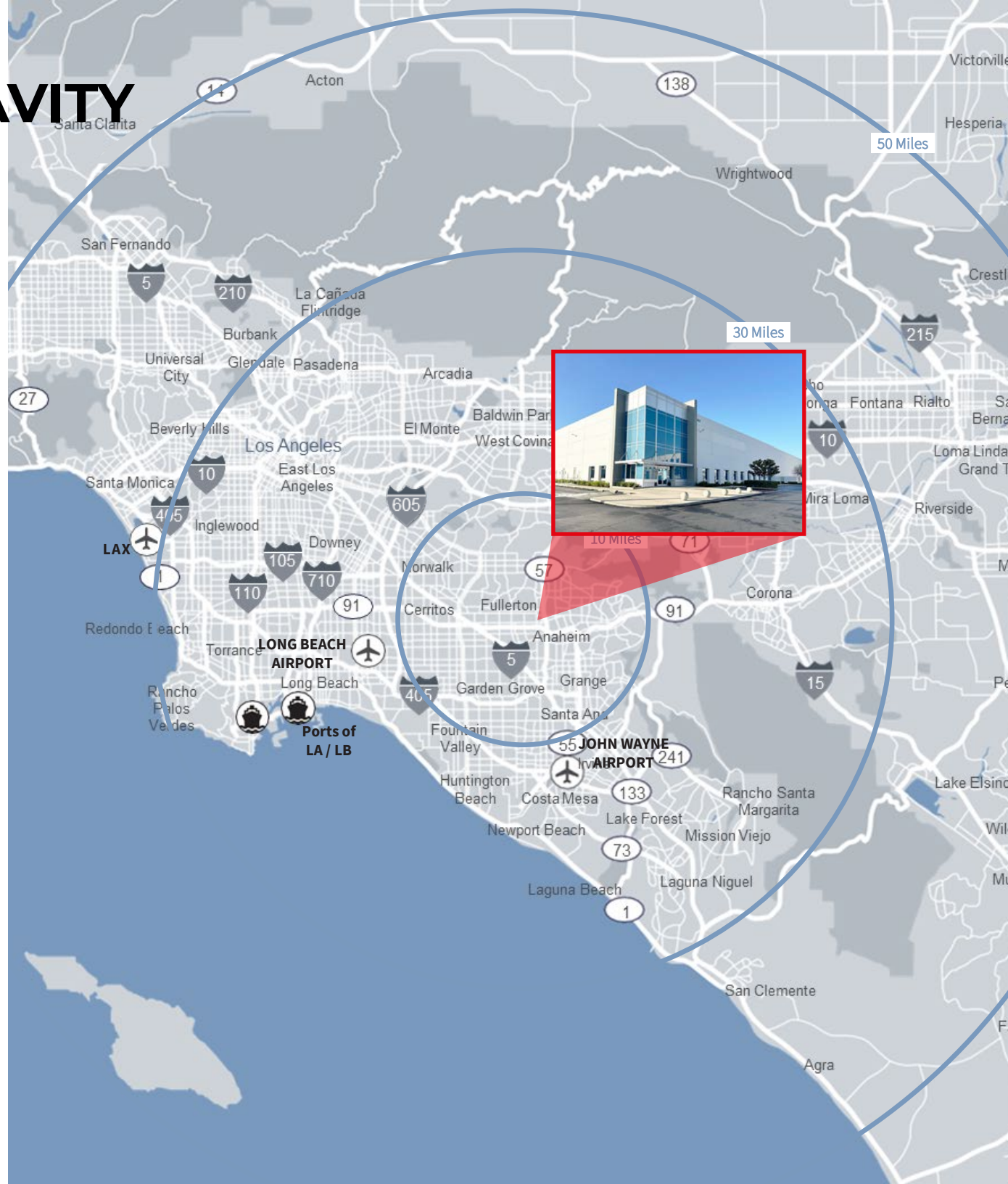


**Full concrete dock loading and trailer yard**

# CENTER OF GRAVITY

## LOCATION STATS

- **91 Freeway**  
0.60 miles
- **55 Freeway**  
1.37 miles
- **57 Freeway**  
1.85 miles
- **Ports of LA & LB**  
23 miles
- **Long Beach Airport**  
9 miles
- **John Wayne Airport**  
13 miles
- **Ontario Airport**  
20 miles
- **LAX Airport**  
33 miles







**Contact us:**

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