1244 N. ANAHEIM BLVD. ANAHEIM, CA 92801 N. Anaheim Blvd. W. Commercial St. **FOR SUBLEASE** +55,000 SF on 3.90 AC **Byron Foss Brendan Brady** License# 01754625 License# 02147986 +1 949 296 3615 +1 310 367 6918 byron.foss@jll.com brendan.brady@jll.com Jones Lang LaSalle Brokerage, Inc. RE License #01856260

BUILDING HIGHLIGHTS + LEASING SCENARIOS

*Sublease Term Through: 6/30/2026

Scenario #1 - Facility + Yard

Parcel Number 035-010-47

Total Land Area ±3.90 AC

Building Area ±55,000 SF

Office Area ±6,000 SF (verify)

Min. Whse Clearance ±16' (verify)

Loading Six (6) loading doors

Power Supply 1,600a, 480v, 3ph, 3w

Yard Area ±2.50 AC, fenced & secured

Zoning Anaheim Industrial "I"

Freeway Access Immediate 91, 5 & 57 freeway access

Scenario #2 - Yard

Total Yard Area ±2.50 AC, fenced & secured

Outdoor Storage Shed ±5,500 SF

Ingress / Egress Access via N. Anaheim Blvd. &

W. Commercial St.

Yard Type Paved

Utilities Water & power available

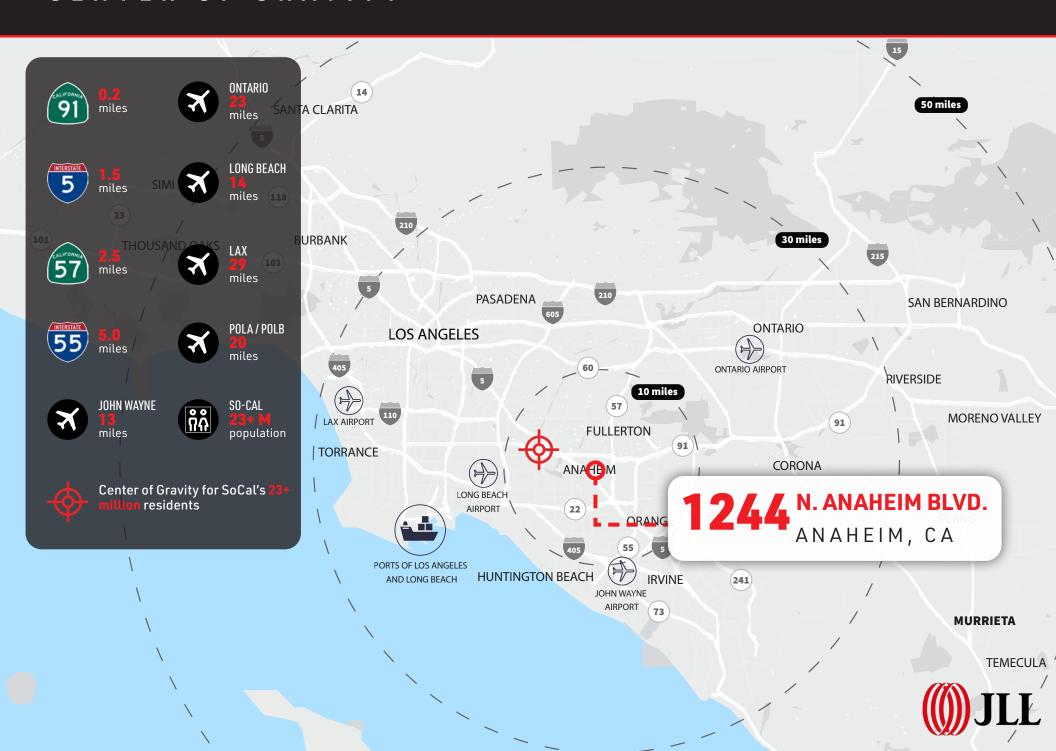
Use Suitable for a variety of industrial outdoor

storage (IOS)uses





CENTER OF GRAVITY



SITE PHOTOS









