

4875 HUNTER AVENUE
ANAHEIM, CA

CONNECT TO
your potential

AVAILABLE
144,860 SF & 274,303 SF

12,000 AMPS Power | Rail Served Building

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BUILDING Highlights



LEARN MORE ABOUT
ANAHEIM MANUFACTURING &
DEVELOPMENT HERE



4875 Hunter Ave., Anaheim, CA 92807

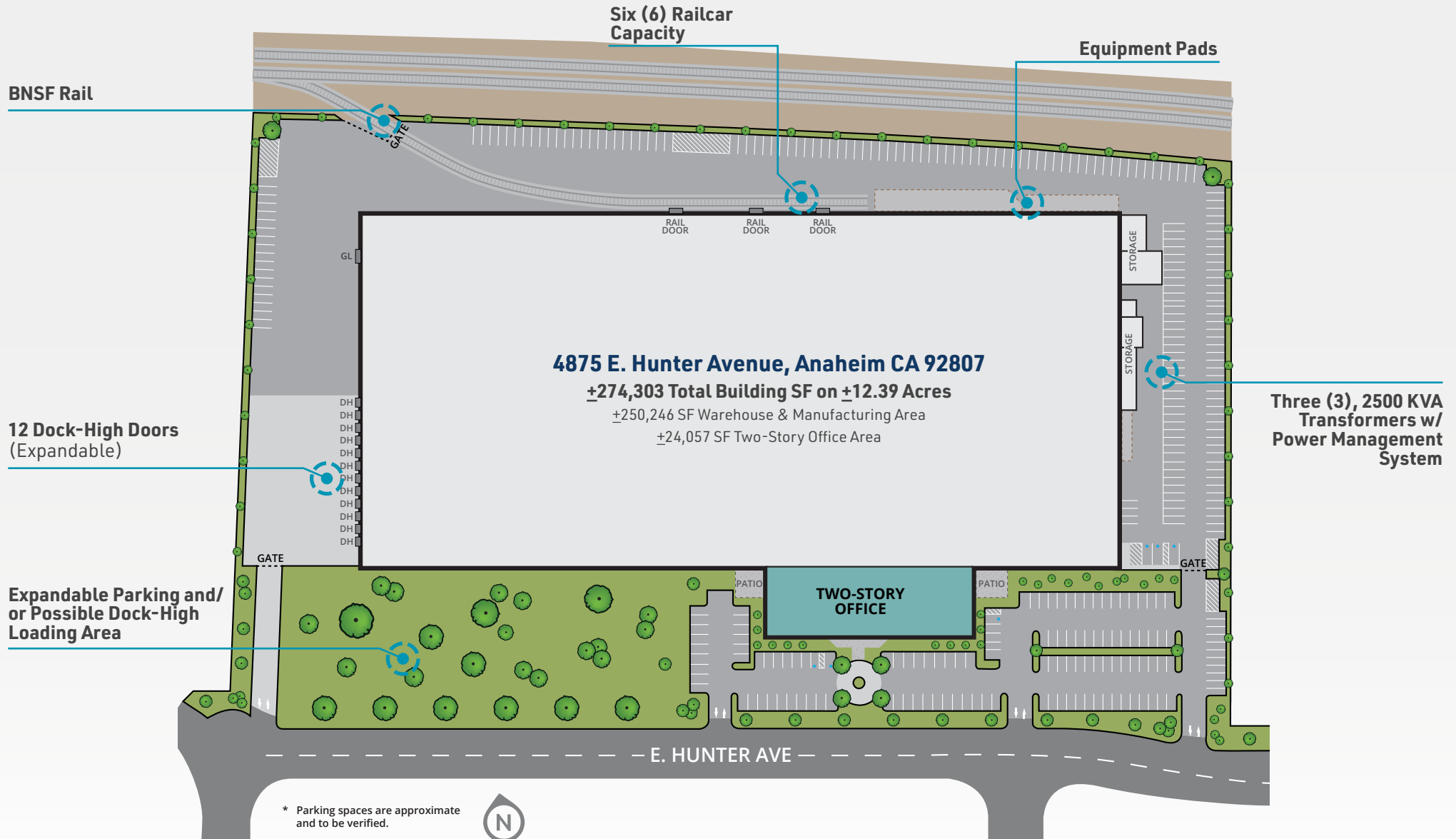
Total Bldg. Area	±274,303 SF, divisible to 144,860 SF
Office Area	±24,057 SF, high-image corporate office area
Whse/Mfg Area	±250,246 SF with equipment, tooling, etc. support areas
Total Land Area	±12.39 acres
Zoning/Use	Anaheim Canyon Specific Plan: Industrial Area DA-1
Parking	300 vehicle stalls (expandable to 654)
Column Dimensions	56' x 48'
Interior Clearance	26' minimum
Dock-High Doors	12 (expandable to 25+) with pit levelers & Dok-Commander Systems
Grade Level Doors	2 (expandable)
Power Supply	12,000+ Amps, 277/480v, 3-phase, 4-wire (expandable)
Rail Service	BNSF
Rail Capacity	6-car capacity w/ 3 rail doors
Natural Gas	Yes, 2" line (verify)
Sprinklers	Wet, 0.60/2500 GPM (verify)

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PROJECT

site plan

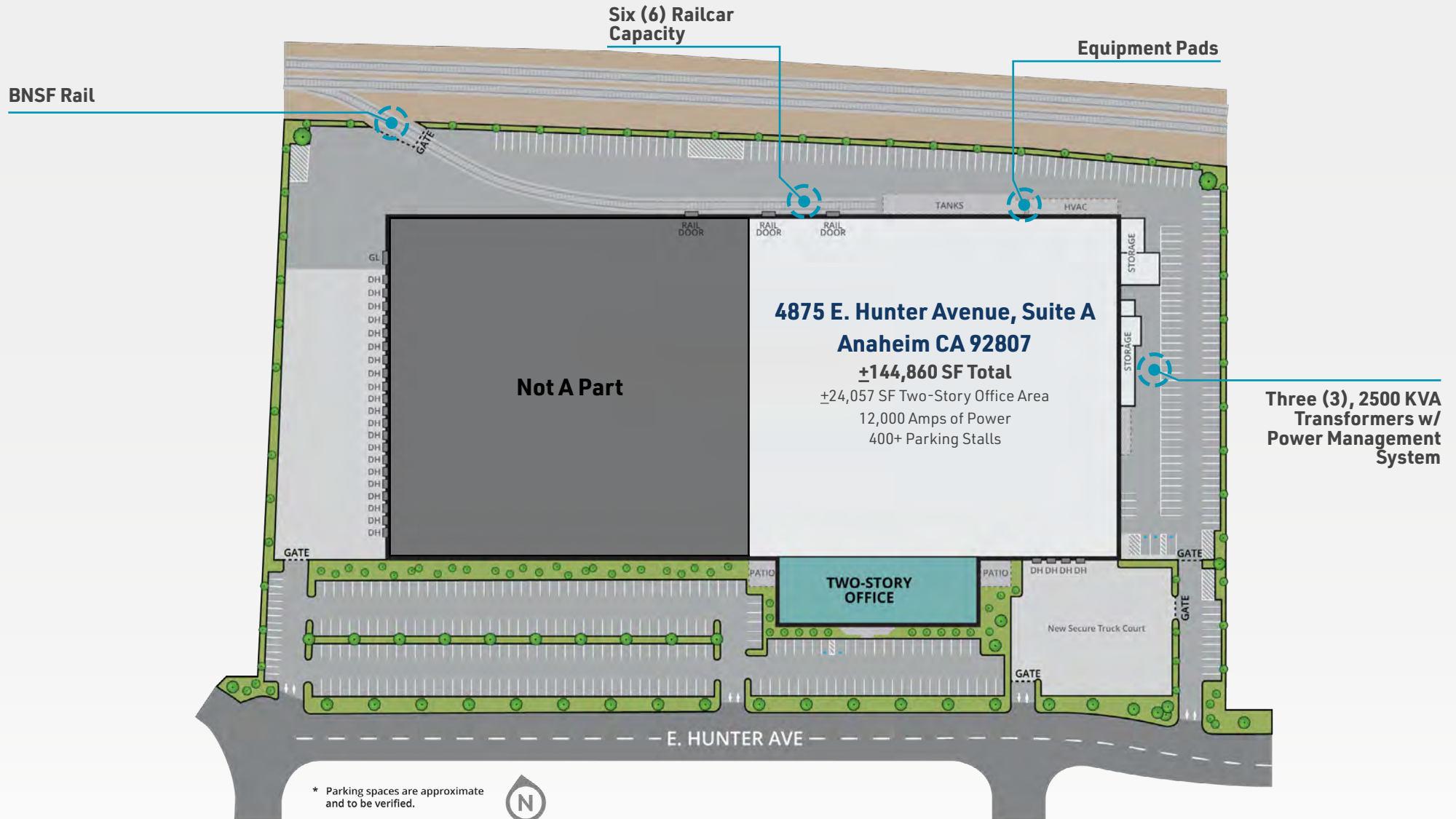
274,303 SF



PROJECT

site plan

144,860 SF



PROJECT

office plan

24,057 SF

±24,057 SF of existing two-story office area

Design and layout can be modified to-suit

Large and secured corporate reception area

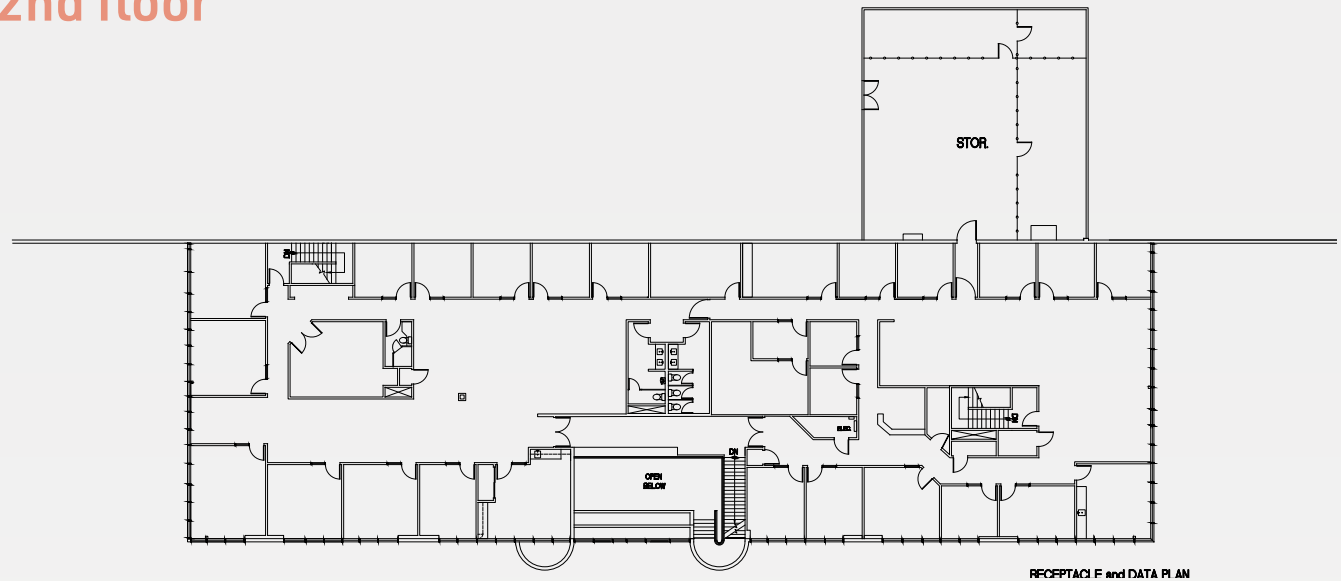
Private offices, bullpens and conference areas throughout

Windowline on both floors offers abundant natural light

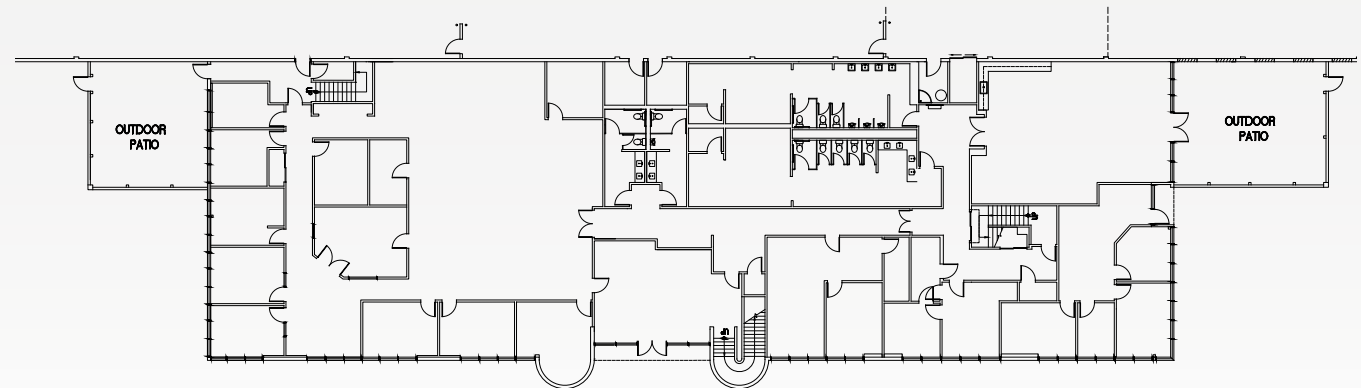
Oversized restrooms with locker rooms

Large breakroom with two (2) employee patios

2nd floor



1st floor



CONNECT TO

infrastructure

LEARN MORE ABOUT
ANAHEIM MANUFACTURING &
DEVELOPMENT HERE



POWER SUPPLY

- 12,000+ Amps, 277/480v, 3-phase, 4-wire (expandable)
- Expandable via three (3), 2500 kva exterior transformers
- Sungrow energy storage and power management system reduces power cost by cycling power usage between peak and off-peak charging periods
- Anaheim Public Utility offers more competitive rates compared to SoCal Edison
- Extensive electrical distribution throughout the manufacturing area

DOCK PACKAGES

- Twelve (12) dock positions (expandable) with hydraulic pit levelers, Dok-Commander safety systems, LED flex lights and dock locks.

NATURAL GAS

- 2-inch natural gas service line

MANUFACTURING AREA

- Equipment and tooling rooms, distributed power and more!



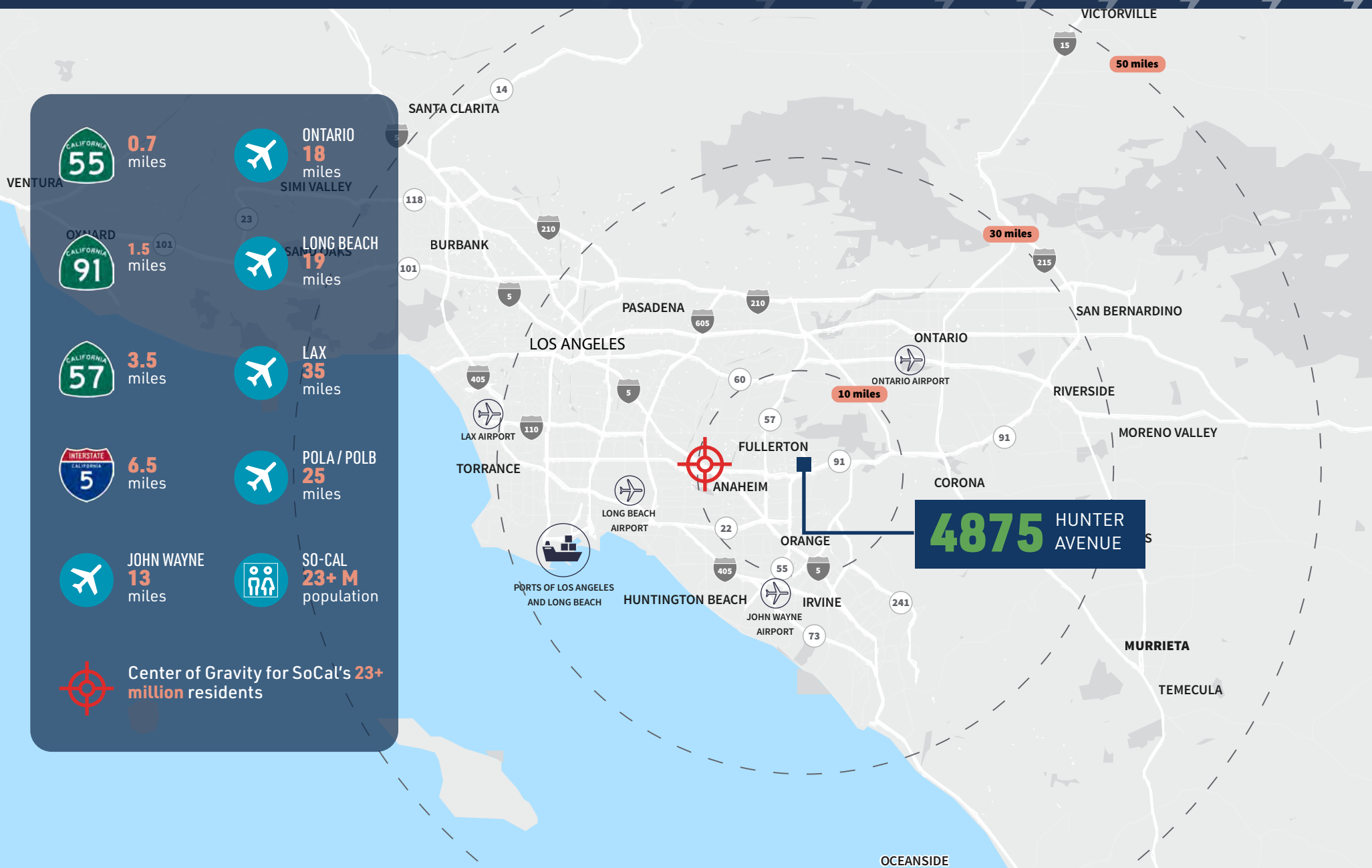
CONNECT TO *Rail*



- **BNSF rail service**
- **Six (6) railcar capacity**
- **Three (3) rail loading doors**
- **In-place offloading management system**



UNMATCHED *access*



CONNECT TO

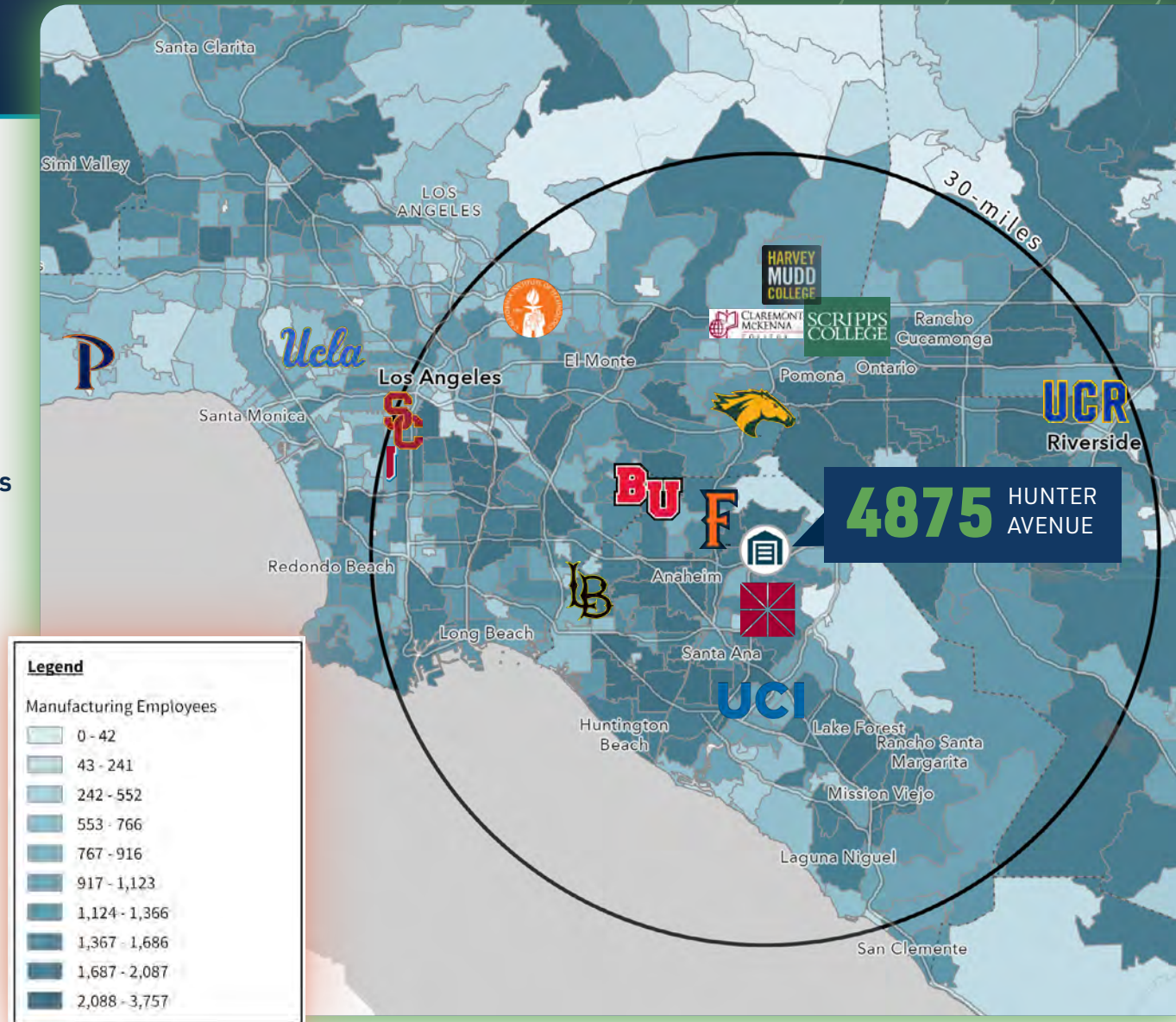
Talent

LABOR DEMOGRAPHICS

-  **348,786** Manufacturing Workers
-  **50,920** Engineers
-  **446,239** Warehouse Workers
-  **583,778** Stem Workers
-  **206,867** Aerospace Workers
-  **281,662** Advanced Manufacturing Workers

UNIVERSITY TALENT

- Biola University
- Cal Poly Pomona
- California Institute of Technology
- California State University, Long Beach
- California State University, Fullerton
- Chapman University
- Claremont McKenna College
- Harvey Mud College
- Loyola Marymount University
- Pepperdine University
- Scripps College
- University of California, Irvine
- University of California, Los Angeles
- University of California, Riverside
- University of Southern California, Los Angeles



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