1212-1222 E HOWELL AVENUE
ANAHEIM, CA

JLL | EQT REAL ESTATE



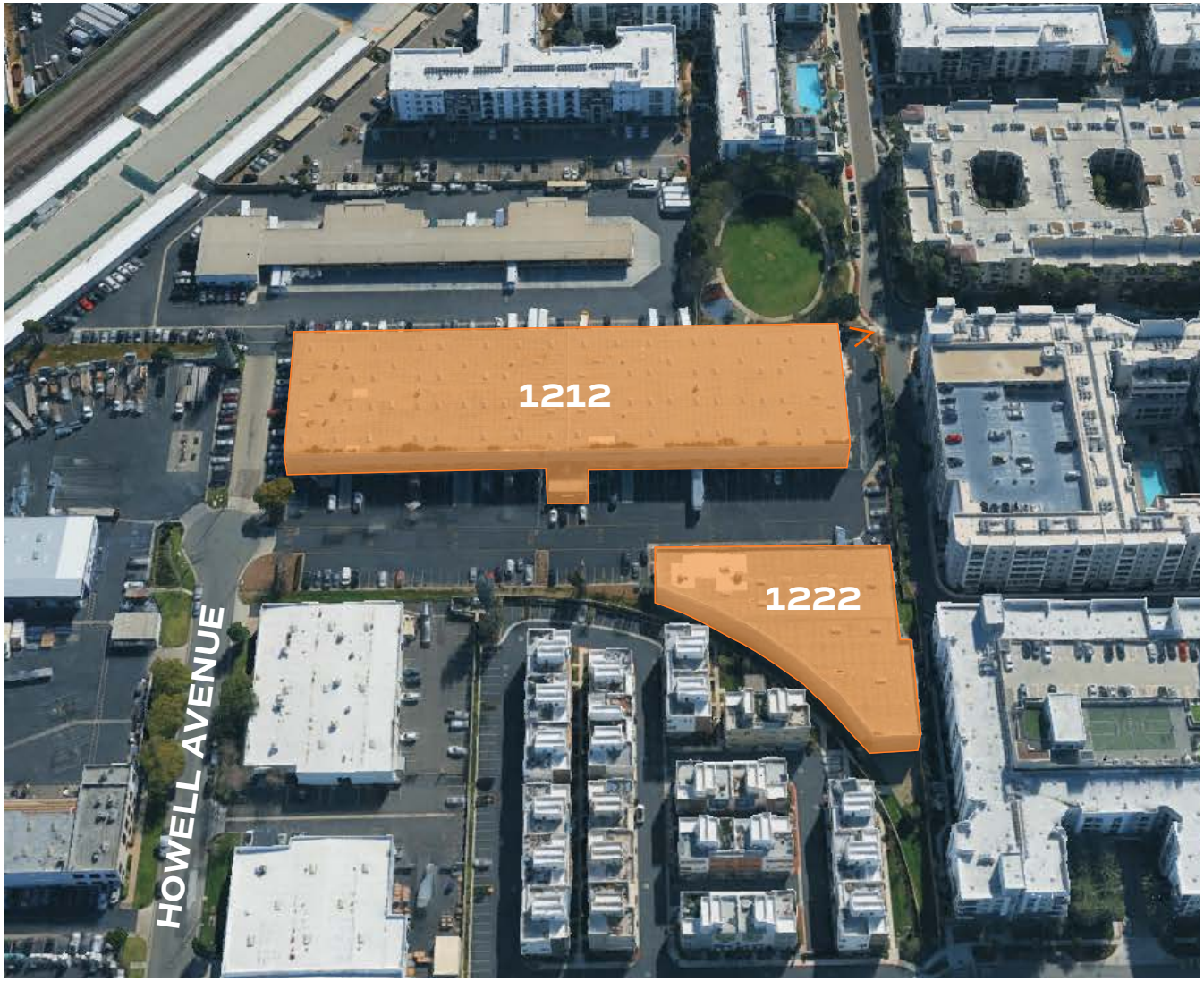
±107,287 RSF INDUSTRIAL WAREHOUSE DISTRIBUTION OPPORTUNITY IN ANAHEIM'S PLATINUM TRIANGLE

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

1212-1222 E HOWELL AVENUE

±107,287 SF Industrial Warehouse Distribution

Opportunity in Anaheim Platinum Triangle



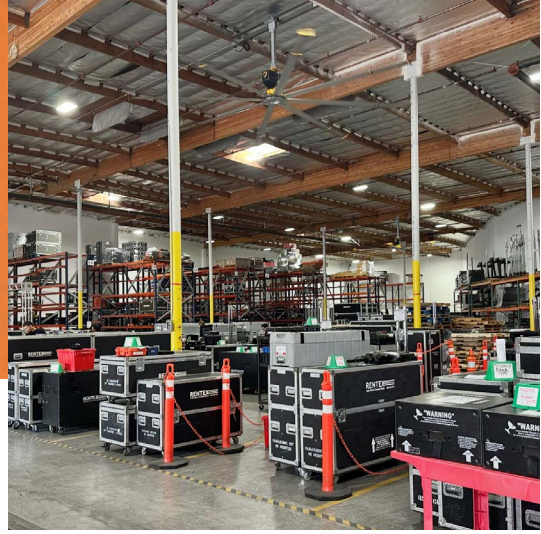
Central Orange County location with excellent access to 5, 57, 55, 22 & 91

1212 ±25,962 SF
1222 ±40,001 SF (Suite A)
1222 ±41,324 SF (Suite B)

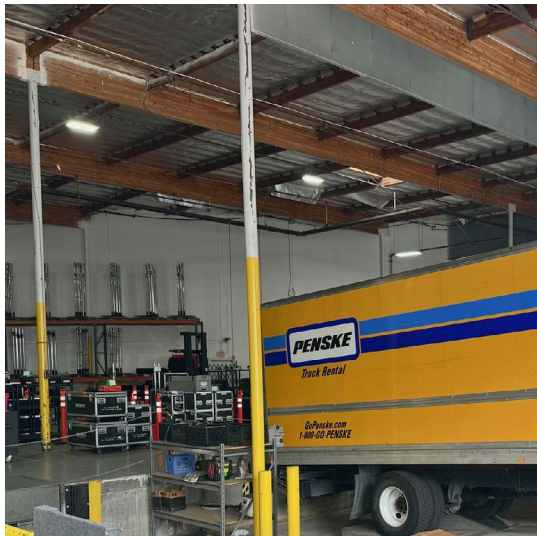
1,600 amps expandable to 2,400 amps (verify)

1212 E HOWELL AVENUE

±25,962 SF







Building Size
± 25,962 SF

Office Space
± 2,500 SF

Truck Court
± 115’ all concrete (project)

Column Spacing
40’ x 40’

Grade Level Doors
4

Dock High Doors
2 (interior)

Power
800 amps expandable to 2,400 amps @480v

Fire Suppression
Swapping heads to fixed 0.4gpm/2,000 SF

Building Dimensions
± 200’ x ± 230’

Auto Parking
± 72 spaces (project)

Clear Height
± 24’

Yard
Possible

AVAILABILITY
OCCUPIED THROUGH 07/2028

MARKET-READY
IMPROVEMENTS UNDERWAY

1222 E HOWELL AVENUE

±81,325 SF

Building Size
±81,325 SF

Office Space
± 3,000 SF A
± 1,250 SF B

Truck Court
± 115’ all concrete

Column Spacing
48’ speed bay

Grade Level Doors
3 (2 A, 1 B)

Dock High Doors
16 with levelers
(7 A, 9 B)

Power
800 amps (current)
with electrical upgrade
budgteted to 1,600 amps

Fire Suppression
New ESFR system

Building Dimensions
550’ x 150’

Auto Parking
± 72 spaces (project)

Clear Height
26’

Yard
Unit B fenced and secured
yard area

AVAILABILITY
SUITE B OCCUPIED
THROUGH 07/2028

MARKET-READY
IMPROVEMENTS UNDERWAY

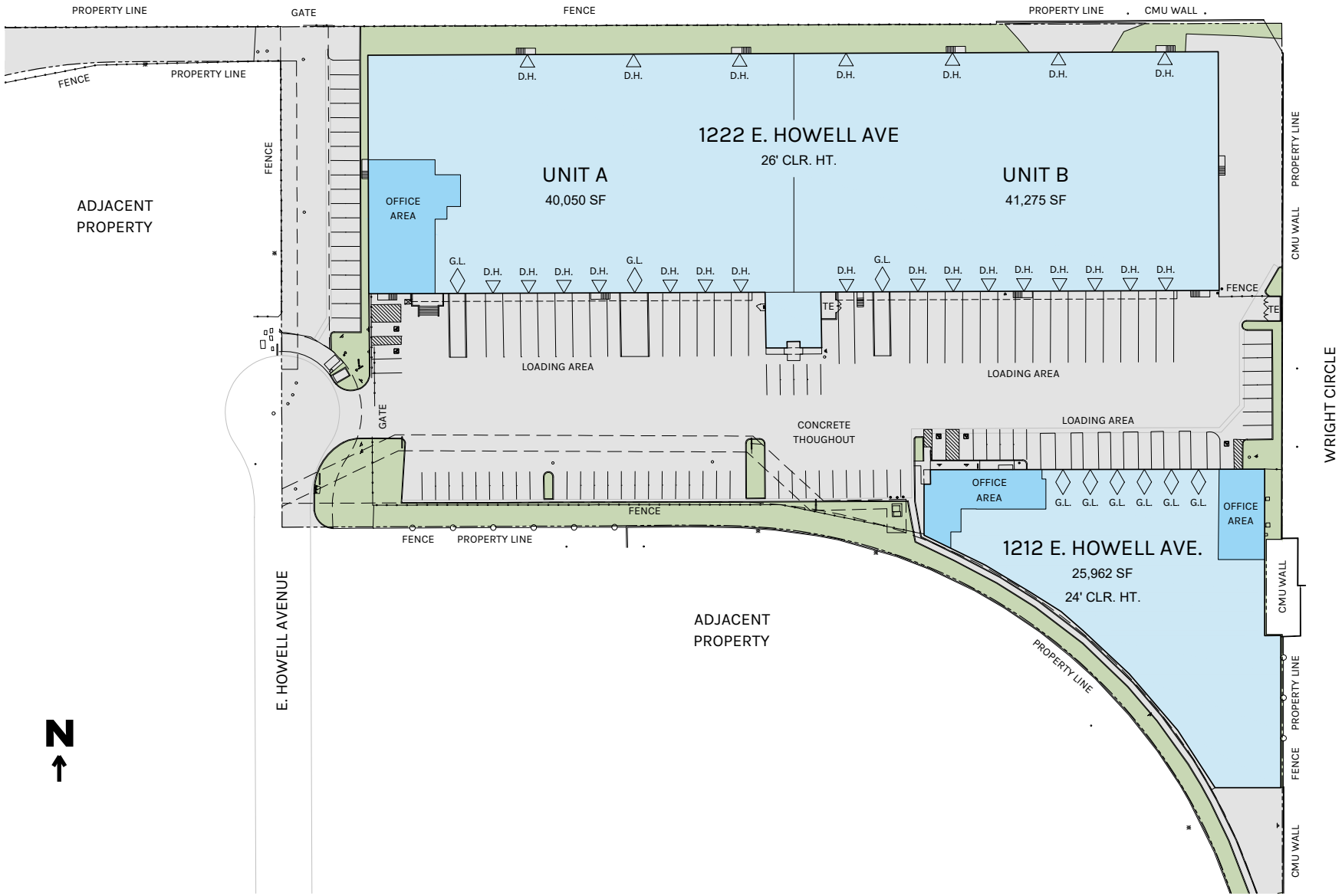




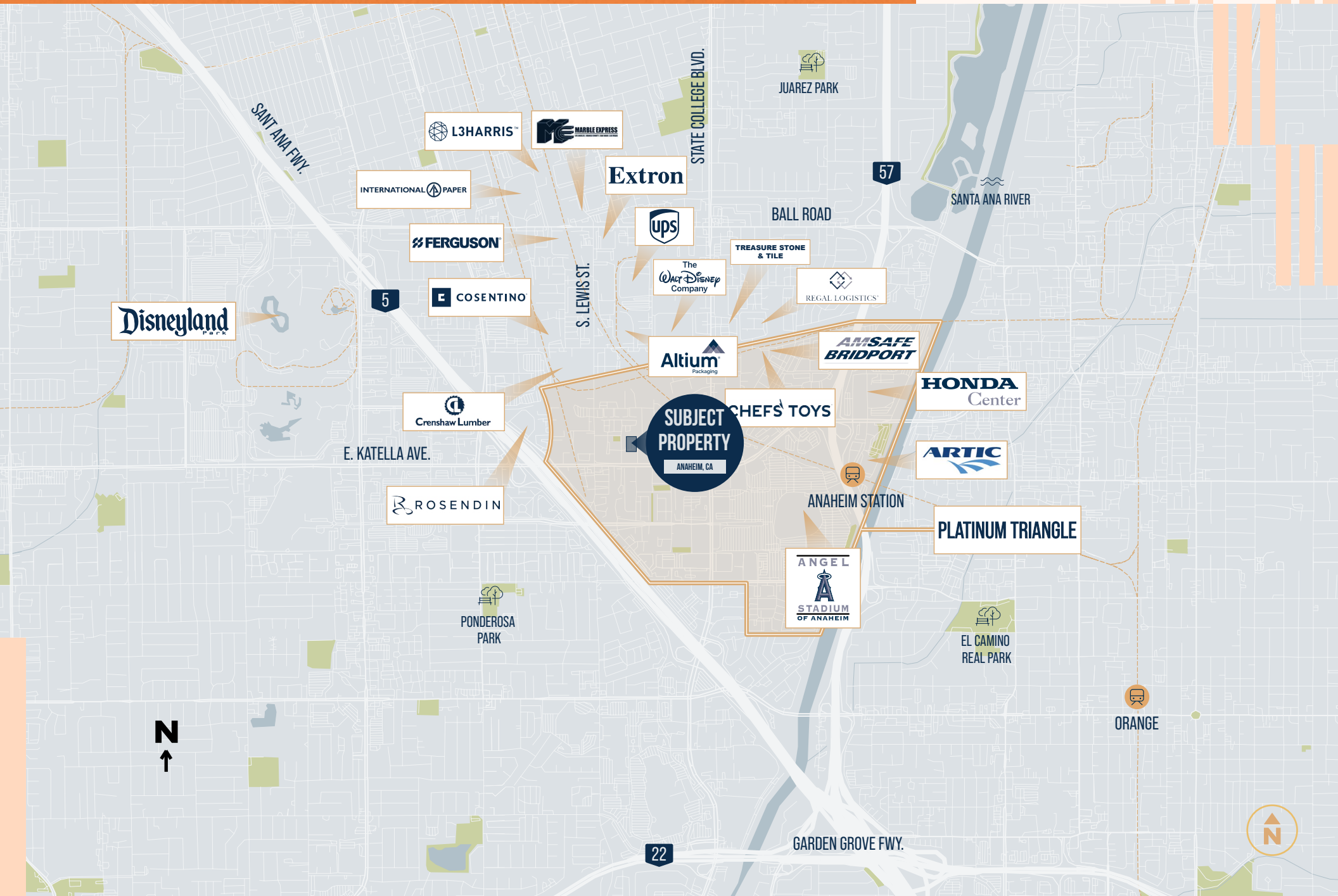


SITE PLAN




PROPERTY LINE
GATE
FENCE
PROPERTY LINE
CMU WALL
FENCE
PROPERTY LINE
D.H.
1222 E. HOWELL AVE
26' CLR. HT.
UNIT A
40,050 SF
UNIT B
41,275 SF
OFFICE AREA
ADJACENT PROPERTY
G.L.
FENCE
TE
LOADING AREA
LOADING AREA
GATE
CONCRETE THOUGHOUT
LOADING AREA
OFFICE AREA
G.L.
OFFICE AREA
FENCE
FENCE
PROPERTY LINE
1212 E. HOWELL AVE.
25,962 SF
24' CLR. HT.
CMU WALL
E. HOWELL AVENUE
ADJACENT PROPERTY
PROPERTY LINE
PROPERTY LINE
FENCE
CMU WALL
WRIGHT CIRCLE
N

CORPORATE NEIGHBORS



DELIVERY DRIVE TIMES

To Cities

Santa Ana
6 miles

Irvine
14 miles

Los Angeles
28 miles

Ontario
31 miles

San Bernadino
50 miles

San Diego
95 miles

To Ports

Long Beach
31 miles

Los Angeles
33 miles

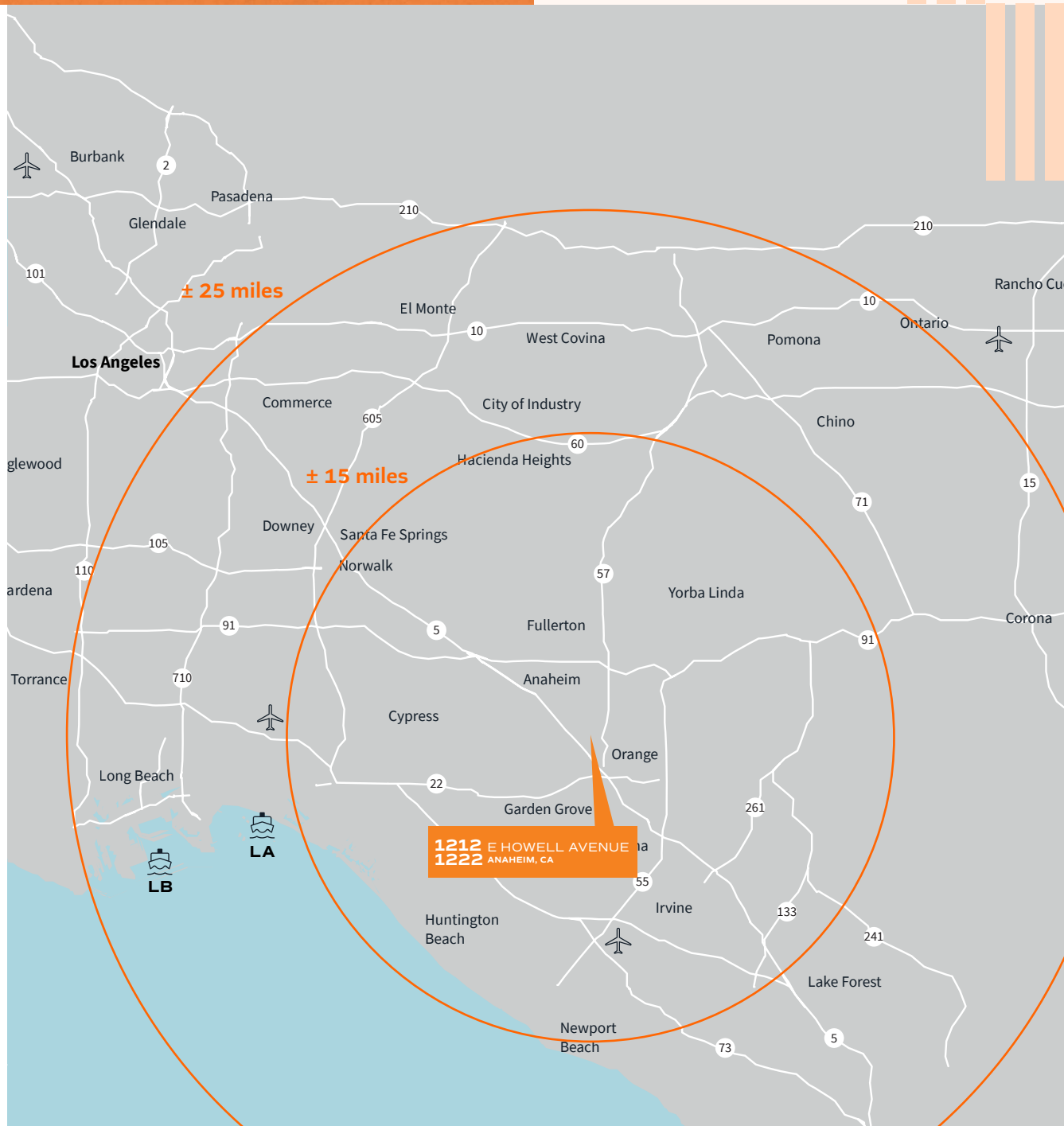
To Airports

Orange County (SNA)
12 miles

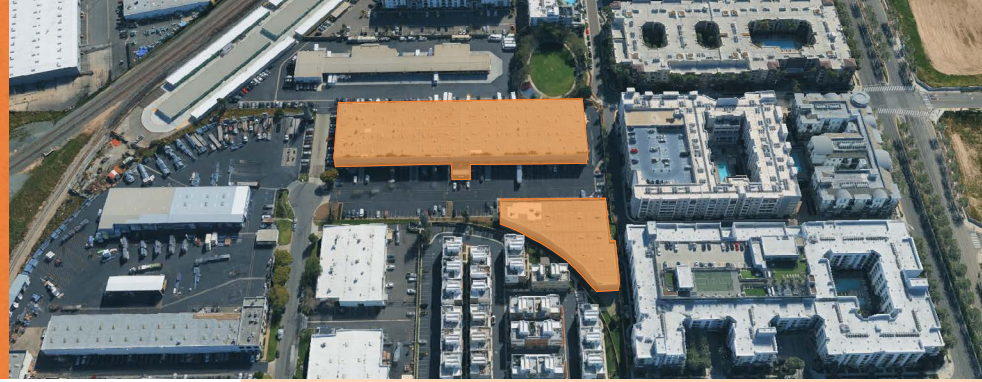
Long Beach (LGB)
20 miles

Los Angeles (LAX)
35 miles

Ontario (ONT)
35 miles



1212-1222 E HOWELL AVENUE



WHY ANAHEIM PLATINUM TRIANGLE

1212-1222 E Howell Avenue offers a premier commercial location within Anaheim's Platinum Triangle, a master-planned hub where commerce, luxury residential developments, and retail converge. This strategic address delivers exceptional transit connectivity, providing immediate access to the Interstate 5, State Route 57, and State Route 22 freeways. Additionally, close proximity to the landmark ARTIC regional transit center ensures seamless commutes for employees and clients across the Southern California region.

Beyond unmatched logistics, the property is situated in Orange County's premier entertainment and corporate corridor. Located just minutes from Angel Stadium, the Honda Center, and the upcoming four-billion-dollar OC V!BE mixed-use district, this location offers an amenity-rich environment that helps businesses attract and retain top talent. At 1212-1222 E Howell Avenue, your business is perfectly positioned to thrive at the intersection of commerce and lifestyle in Southern California's most dynamic submarket.

FAST FACTS

28,000
Number of of Residents Projected by 2027

175,000
Number of Employees in Anaheim

20
Miles from Port of Long Beach

MORE THAN 10,000
urban-style housing have recently been completed or are in the active development pipeline

REVITALIZED ANAHEIM

The ARTIC (Anaheim Regional Transportation Intermodal Center) is a state-of-the-art transit hub that provides seamless access to Metrolink, Amtrak Pacific, Surfliner, OCTA

Residential communities like The Stadium Lofts, Jefferson Stadium Park and A-Town provide access to a strong consumer base.

Located just 13 miles (a 15-20 minute drive) from John Wayne Airport (SNA) offering

Key landmarks and attractions include the Disneyland Resort, Anaheim Convention Center, Angel Stadium, Honda Center, and OC V!BE.

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ANAHEIM, CA

Louis Tomaselli
+1 949 885 2985
louis.tomaselli@jll.com
RE Lic. #00904844

Zach Niles
+1 949 885 2922
zach.niles@jll.com
RE Lic. #01311753

Ryan Leslie
EQT Leasing
+1 626 429 7910
ryan.leslie@eqtpartners.com

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