



105,173 SF AVAILABLE FOR LEASE

NEW DEVELOPMENT | STATE-OF-THE-ART DISTRIBUTION BUILDING

3071 E. CORONADO STREET

Anaheim, CA | North Orange County



FEATURES

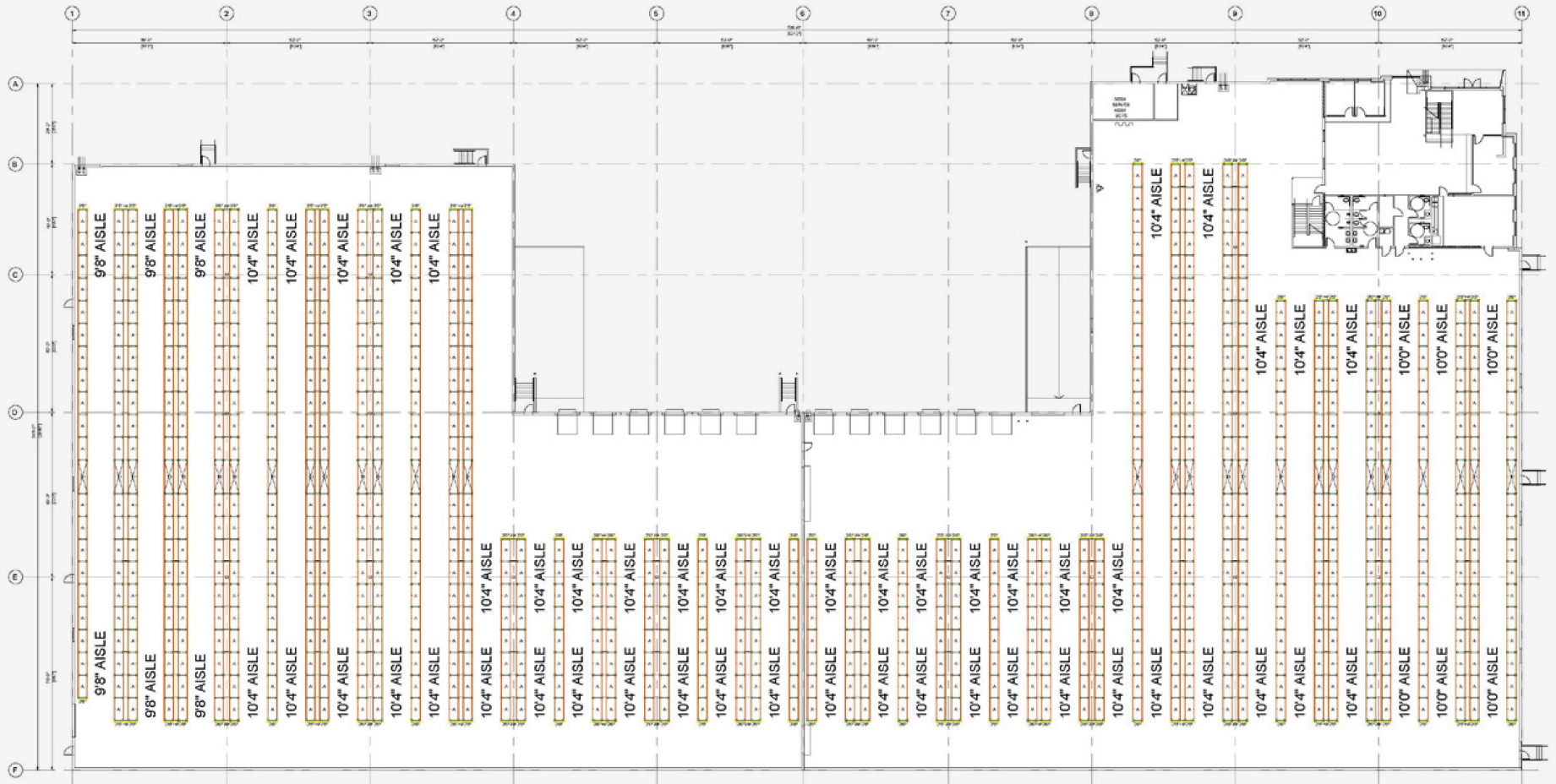
- 32' clear height
- ESFR sprinklers K-25
- Up to 4,000 amps, 277/480 service (Tenant to Verify)
- 12 DH & 2 GL positions
- Fenced and secured yard
- 139 parking stalls
- HVLS fan and air exchange system reduce effective temperature (up to 11°) and improve air quality
- 60% energy & 75% water savings from efficient building systems and landscaping
- 4 EV charging stalls



RACKING PLAN

7,841-9,444 Pallet Positions
56-72" Pallets

33% Increase in Cubic Capacity
Compared to Typical Building in Market



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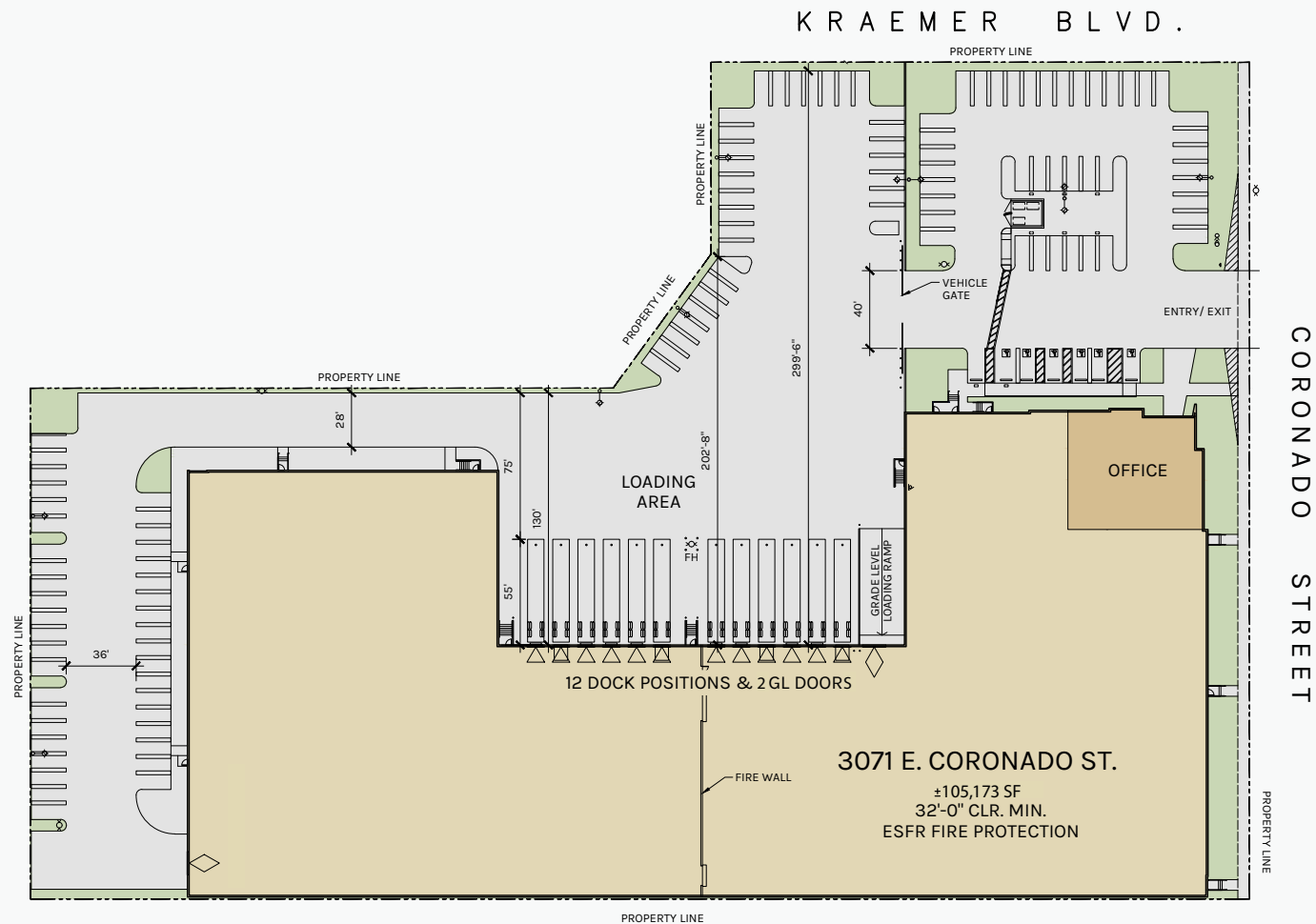


SITE PLAN

97,508 SF
WAREHOUSE

7,665 SF
OFFICE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



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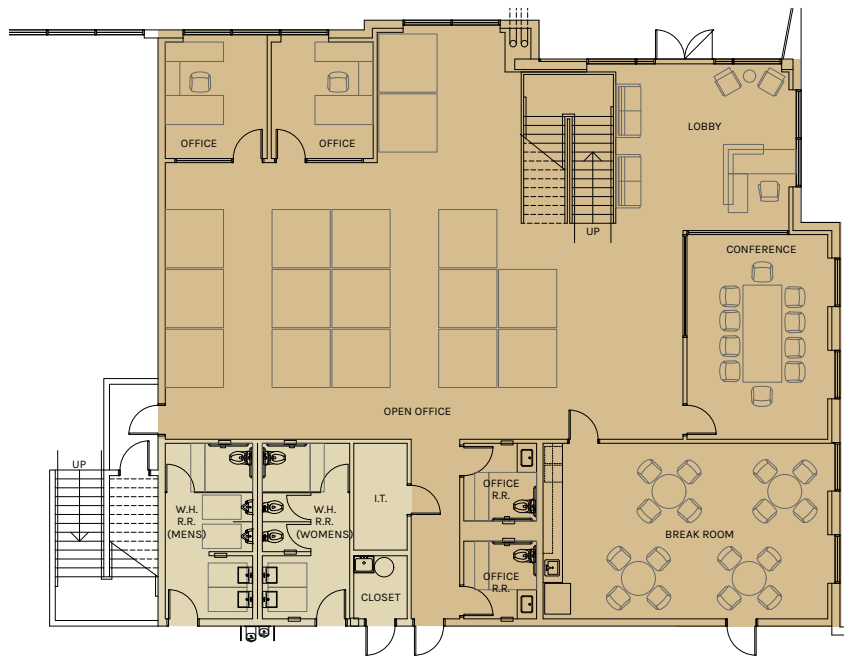


OFFICE FLOOR PLAN

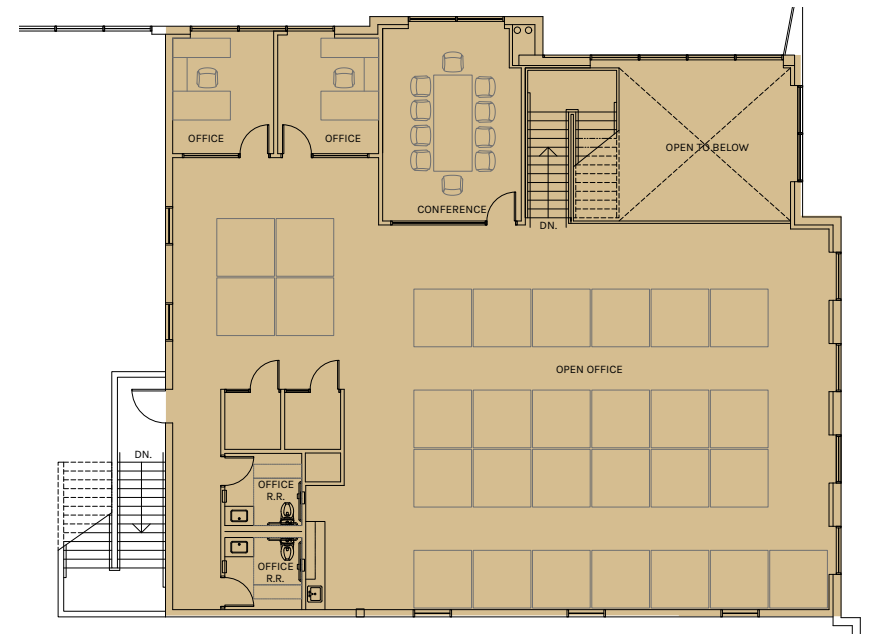
4,065 SF
FIRST FLOOR

3,600 SF
MEZZANINE

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FIRST FLOOR



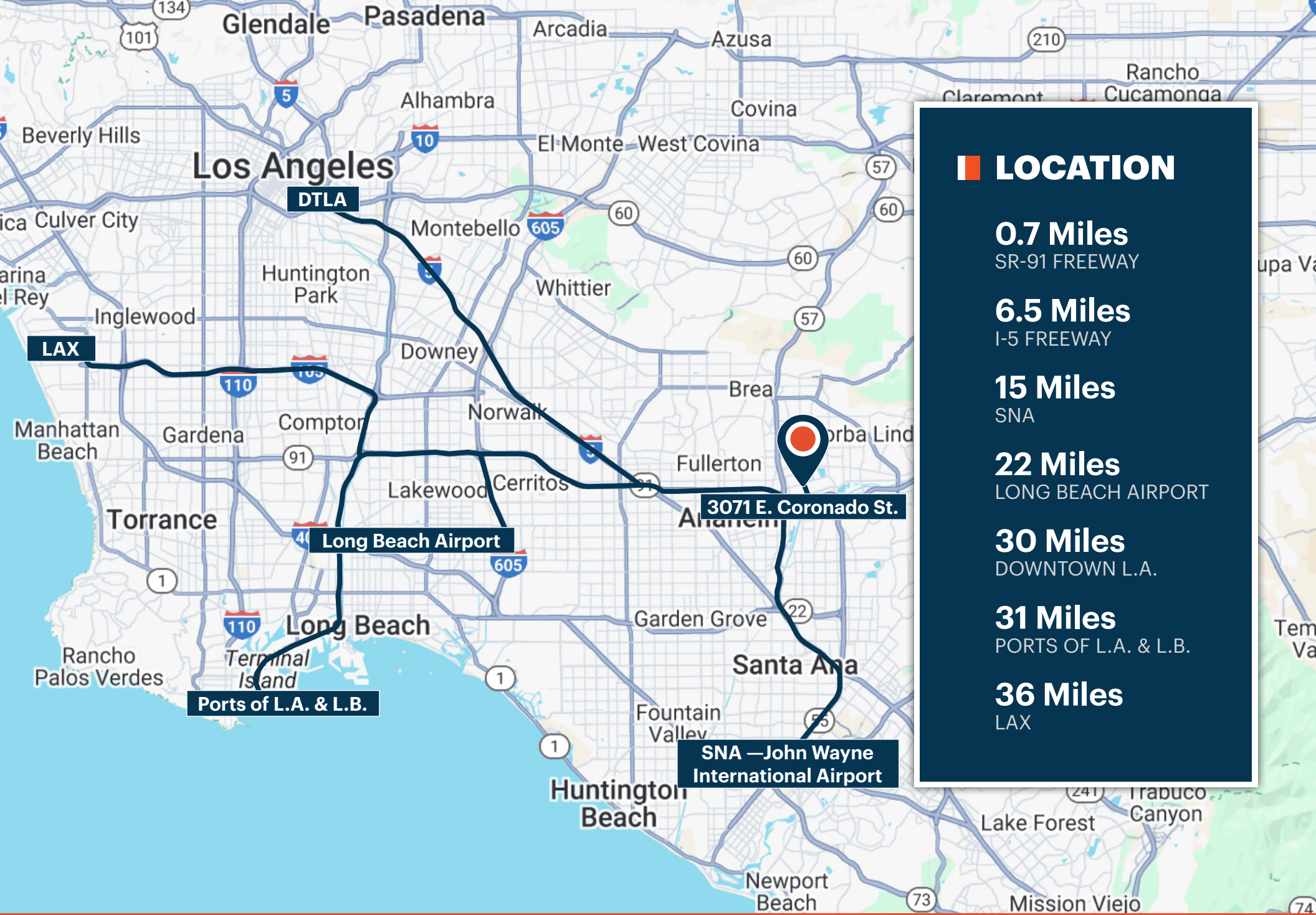
MEZZANINE





3071 E. Coronado Street





LOCATION

0.7 Miles

SR-91 FREEWAY

6.5 Miles

I-5 FREEWAY

15 Miles

SNA

22 Miles

LONG BEACH AIRPORT

30 Miles

DOWNTOWN L.A.

31 Miles

PORTS OF L.A. & L.B.

36 Miles

LAX

3071 E. Coronado Street





**Rexford
Industrial**

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