




421

E COMMERCIAL ST
ANAHEIM | CA




FOR LEASE

INDUSTRIAL PROPERTY




12,200 SF
AVAILABLE



±750
2 STORY OFFICE



18 ft
CLEAR HEIGHT



3 OVERSIZED
GROUND LEVEL DOORS

PROPERTY HIGHLIGHTS

- ±12,200 SF Industrial Building
- ±750 SF of Two-Story Office Space
- Three (3) Oversized Ground Level Doors (Electric)
- Two (2) Restrooms
- Interior Newly Painted
- 18' Minimum Clearance Height (verify)
- 400A/480V-3p
- Fenced Yard
- Fire Sprinklers
- Convenient Freeway Access

FOR MORE INFORMATION PLEASE CONTACT:

STEVE CRANE

EXECUTIVE VICE PRESIDENT

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CADRE #00844752



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

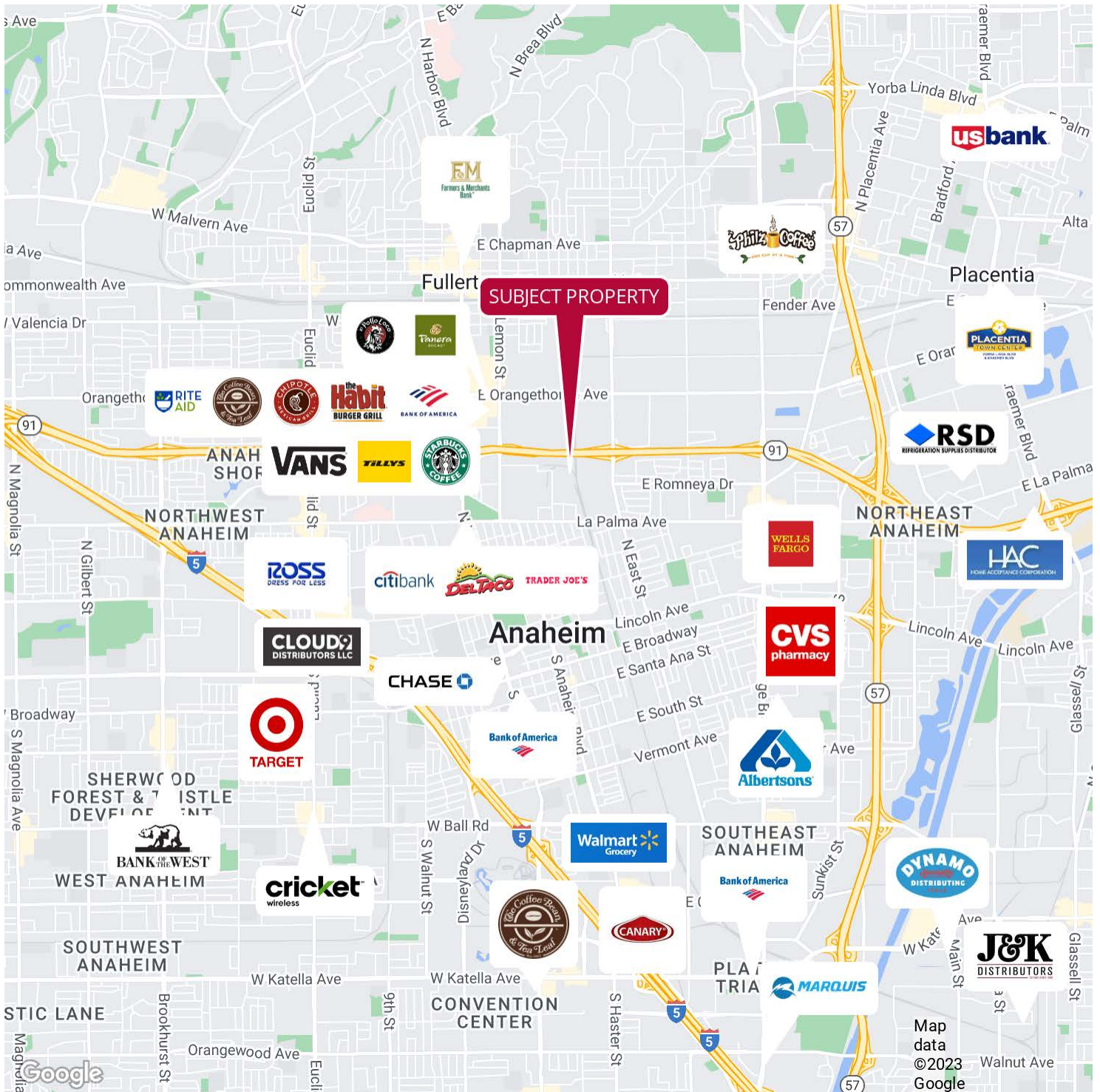


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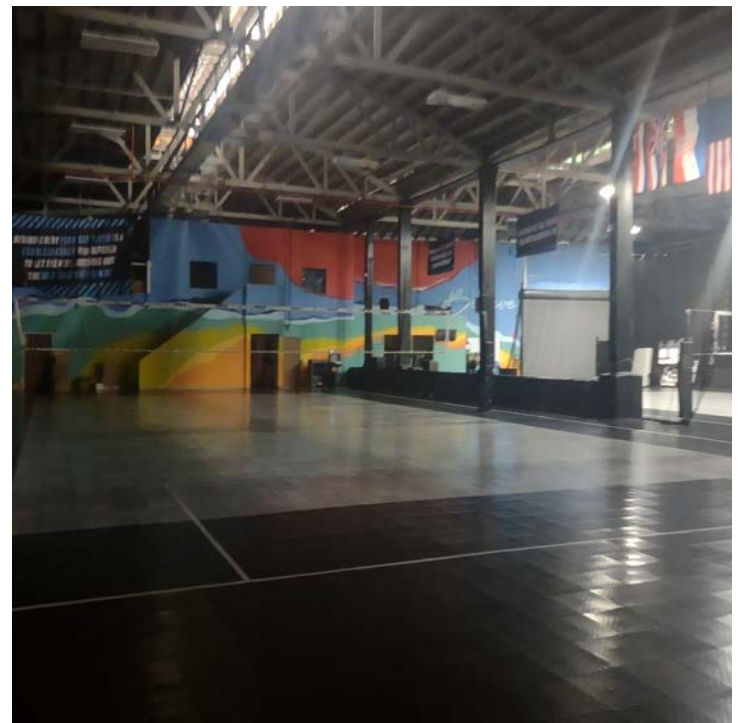
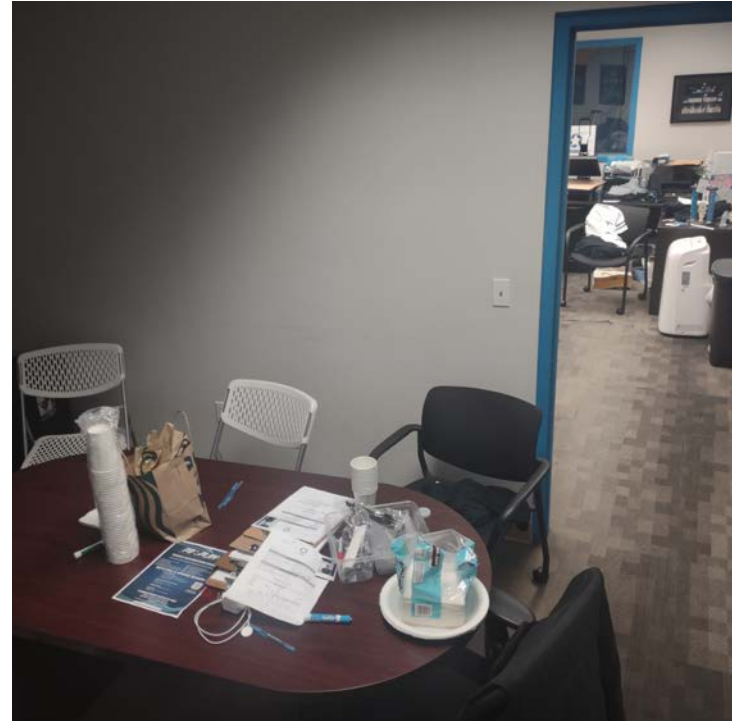
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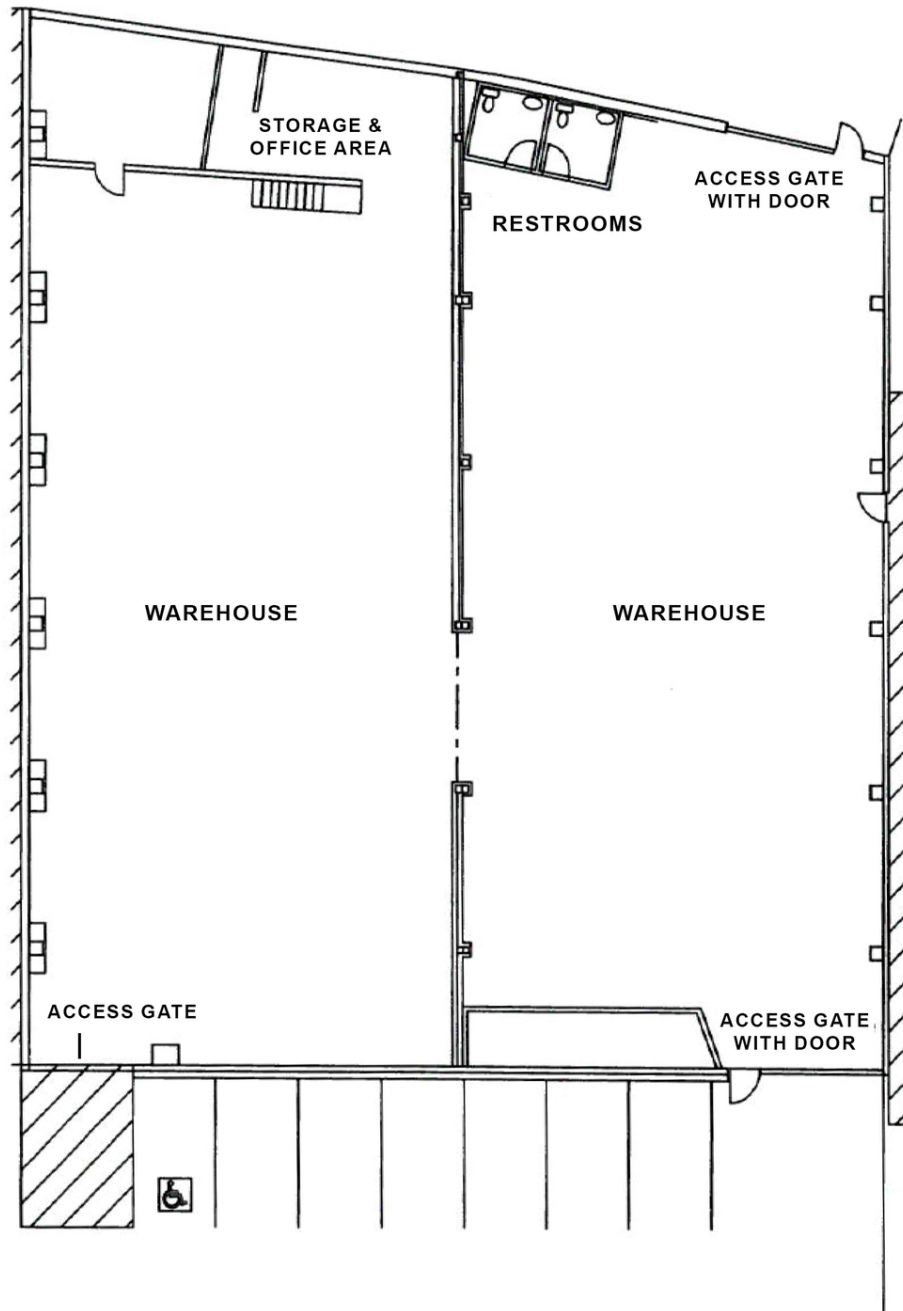
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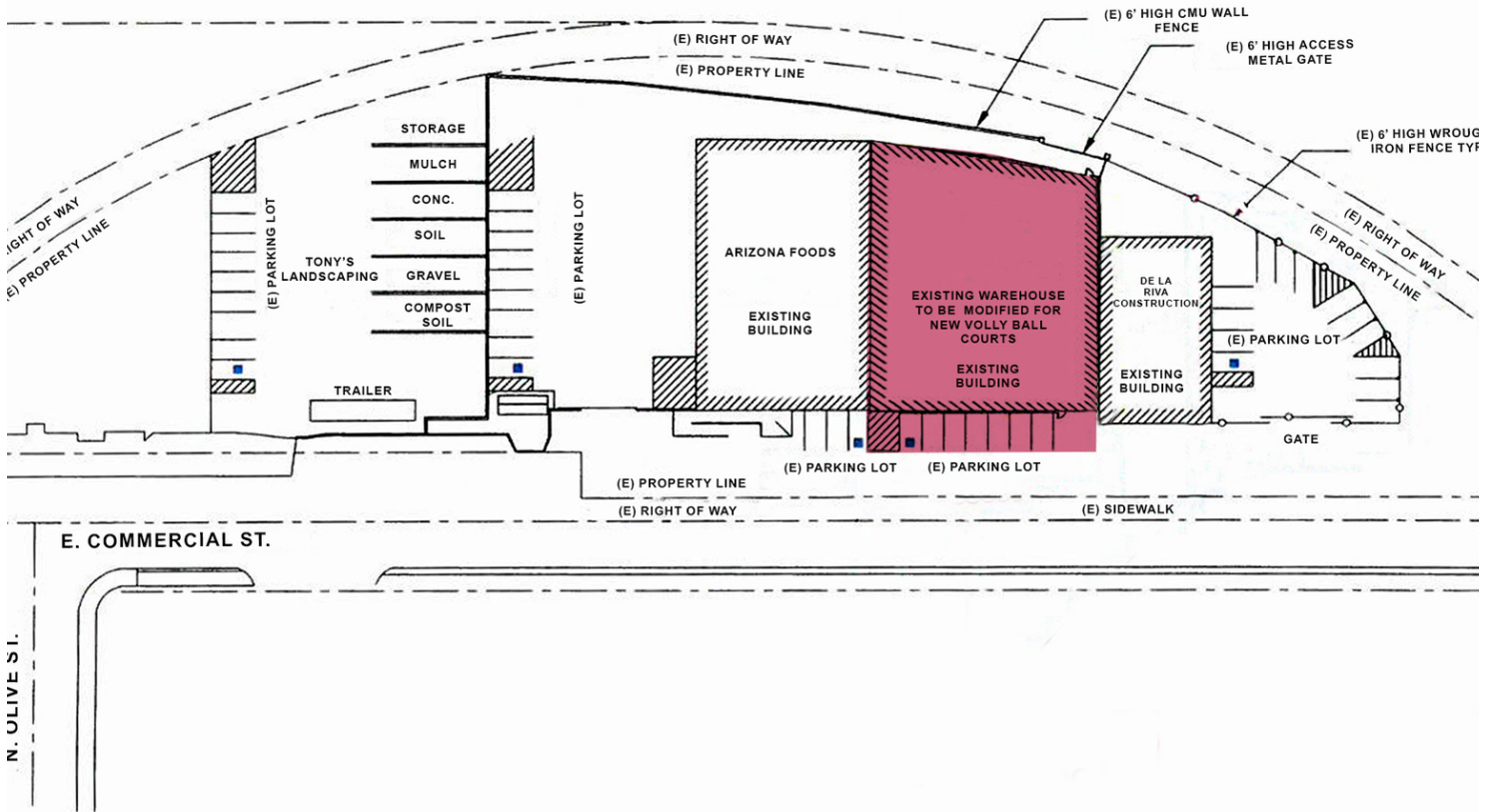
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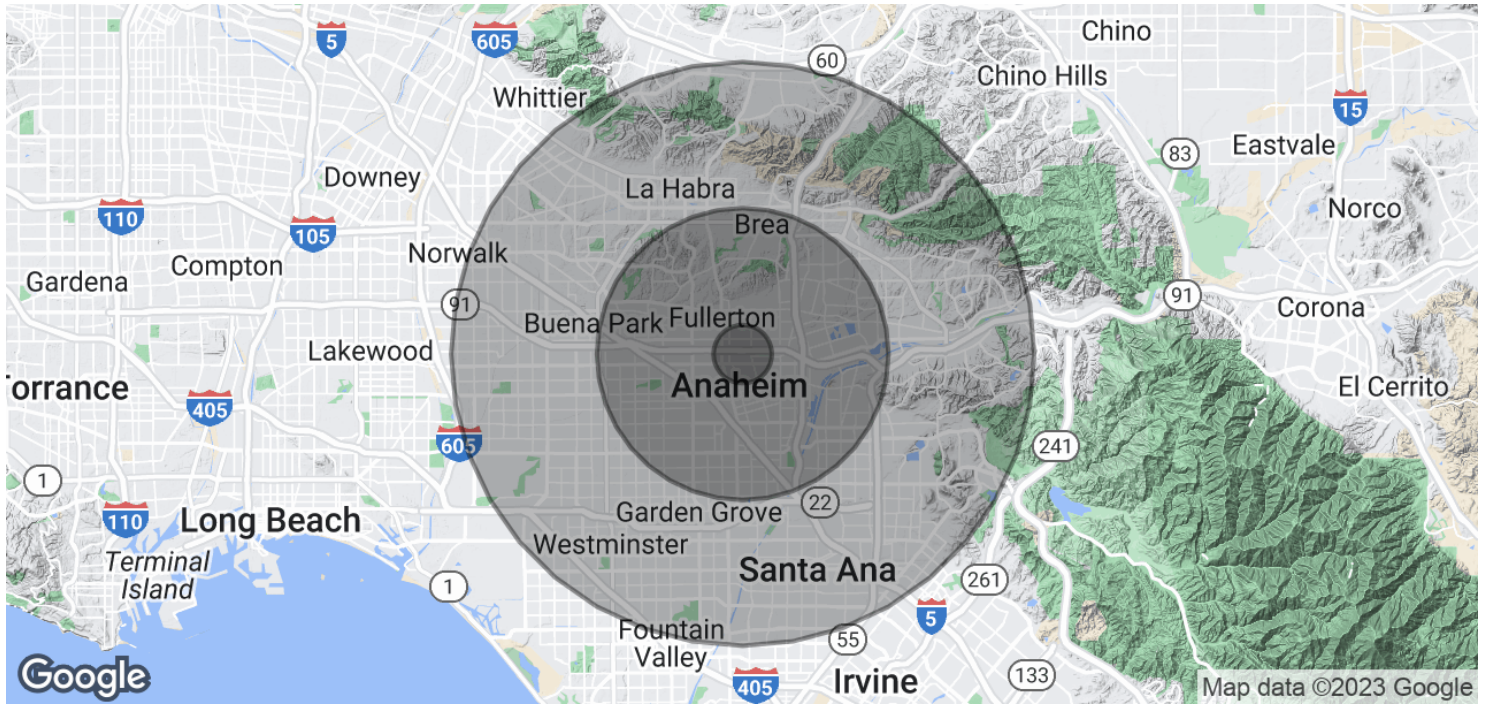


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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	28,863	597,182	2,074,585
Median age	31.8	36.0	37.9
Median age (Male)	31.8	35.4	36.9
Median age (Female)	31.5	36.6	38.8

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE TO PROPERTY
Riverside FWY	N Olive St. S.	271,704	2022	0.12 mi
91 FWY	91 W.	265,891	2022	0.23 mi
NE St.	E Kenwood Ave S	25,085	2022	0.31 mi
W. Commercial St.	Anaheim Blvd W	5,230	2022	0.36 mi

*Traffic Count data derived from CoStar

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