

# Prologis Orange Industrial Center

534 W STRUCK AVENUE | ORANGE, CALIFORNIA 92867



PLANNED BRAND NEW CLASS A INDUSTRIAL BUILDING

**±213,572 SF AVAILABLE ON ±9.94 AC**



# Where Efficiency Takes Shape

Prologis Orange Industrial Center is built for the future of industrial operations. With high warehouse clearance, heavy electrical capacity, and thoughtfully designed truck circulation, your business is ready to move products efficiently and thrive.

Exceptional connectivity to ports and airports ensures your supply chain stays ahead of the curve.

## Efficiency in Motion

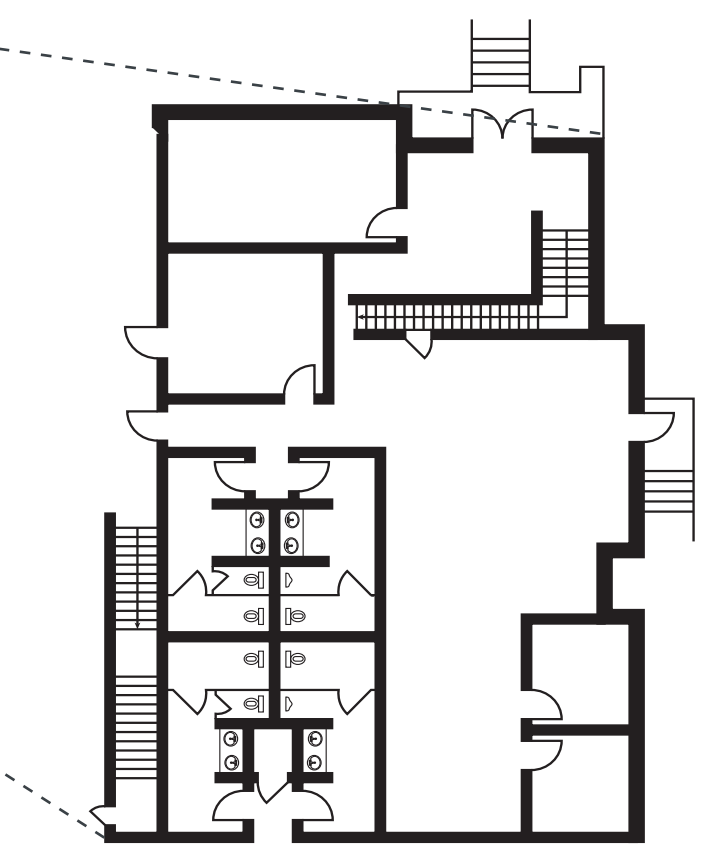
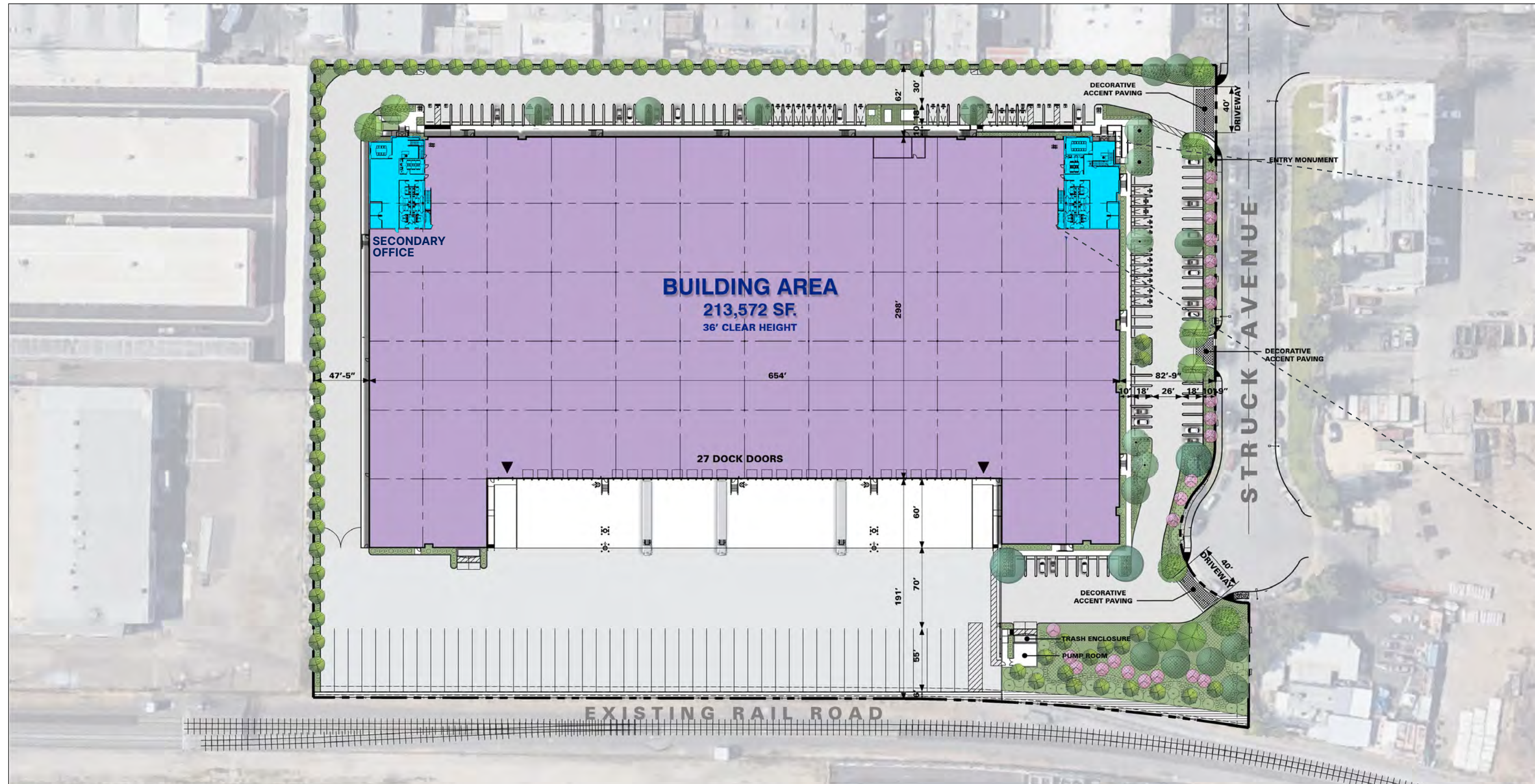
Expansive truck court, abundant trailer stalls, and soaring warehouse clear height streamline operations, maximize workflow, and keeps business moving.

## Power to Perform

4,000 amps of electrical capacity to fuel growth and support the most demanding industrial equipment without compromise.

## Connected for Success

Just minutes from major airports and the Ports of Los Angeles and Long Beach, this location ensures seamless access to regional and global markets.



1st Floor Office:  
±3,500 SF

- Planned
- Office
- Concrete Apron
- Dock Doors
- Drive-in Doors







# Flexible Specs

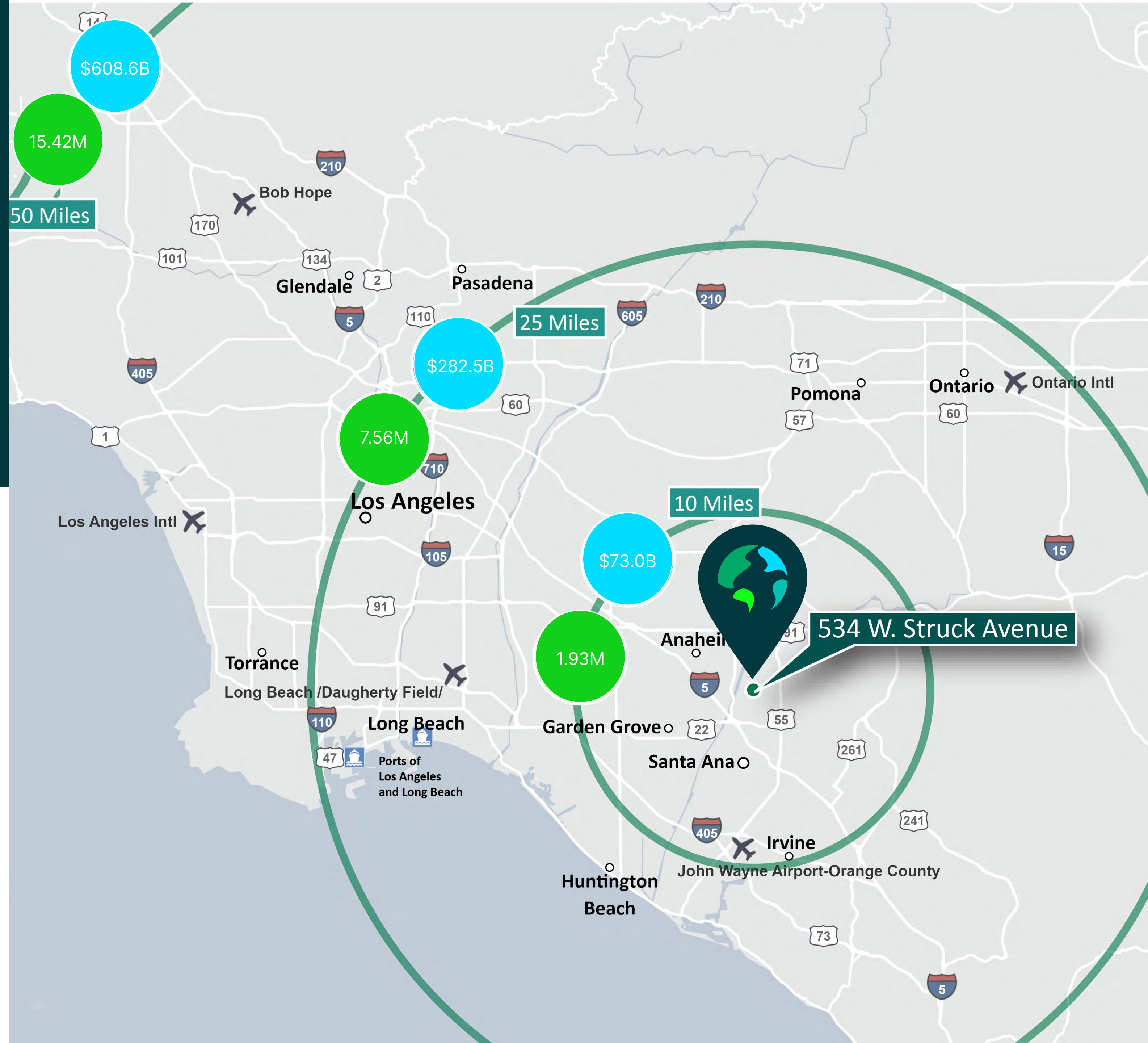
Industry-leading features to empower your business.

<p><b>Buildable Sq Ft</b> ±213,572 SF</p> <p><b>Spec Office</b> ±7,000 SF Total*</p> <ul style="list-style-type: none"> <li>• 1st Floor: ±3,500</li> <li>• 2nd Floor: ±3,500 SF</li> </ul> <p><small>*Expandable to ±14,000 SF Total</small></p>	<p><b>Average</b> 9.94 AC</p> <p><b>Car Parking</b> 84 Spaces</p> <p><b>Trailer Parking</b> 47 Stalls</p>	<p><b>Clear Height</b> 36'</p> <p><b>Electrical Service</b> 4,000 amps</p> <p><b>Truck Court</b> 191'</p>	<p><b>Dock Doors</b> 27</p> <p><b>Sprinkler</b> ESFR</p> <p><b>Fully Fenced &amp; Secured Yard</b></p>	<p><b>Drive-in Doors</b> 2</p> <p><b>Lighting</b> LED Motion Sensor</p> <p><b>Concrete Yard</b></p>
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# SoCal Advantage

Move the materials and goods you need with access to prominent transportation.

-  Situated in Anaheim's Core, Close to Renowned Destinations and Key Infrastructure
-  Access to over 15 million people and 8 metropolitan areas, all in a day's drive
-  32 Miles to Ports of Los Angeles and Long Beach
-  39 Miles to Los Angeles International Airport (LAX)
-  12 / 20 / 32 Miles to Orange County, Long Beach and Ontario Airports
-  Less Than 3 Miles to the 57, 55, 91, 22 and 5 Freeways



# Built For You, Powered By Prologis



# 154+

custom-built projects  
completed in just the US  
over the past 5 years.

## Customer-Centric Solutions. Expertly Delivered

Optimize your operation with a build-to-suit solution backed by the expertise and reliability of the world's largest industrial real estate brand.

## Built-to-Suit Partnerships

amazon

FedEx

MCKESSON



SIEMENS



## Why Partner With Prologis



### SPEED TO MARKET

Prologis Orange Industrial Center is available as a fully entitled project - accommodating industrial zoning makes plan modifications easy.



### FLEXIBLE DEVELOPMENT

From building materials and design to flexible deal terms and new markets, we customize and build to your requirements.



### TURNKEY OFFERINGS

Prologis Essentials provides the certainty and ease of professional, full-service facilities solutions from day one.



### Trusted Partnership

Full-service team of experts to manage entitlement, planning, day-to-day, and 24/7 property support - so you can focus on your business.

# Prologis Essentials

## Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities.



Unlock the full potential of your warehouse with one strategic, single-source partner.



## Operations

From project inception to delivery and beyond, our consultative approach and integrated solutions optimize your operations, accelerating throughput, efficiency and utilization.

- Warehouse design & optimization
- Move in / move out
- Materials handling equipment & storage
- Integrated project management

## Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

## Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

## Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

# Prologis Orange Industrial Center

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Orange, California 92867

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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## CBRE

CBRE

**Ben Seybold**

ben.seybold@cbre.com

ph +1 714 371 9233

Lic. 01081310

18575 Jamboree Rd

Suite 600

Irvine, CA 92612

CBRE

**Sean Ward**

sean.ward@cbre.com

ph +1 714 371 9222

Lic. 01415499

18575 Jamboree Rd

Suite 600

Irvine, CA 92612

## PROLOGIS®

Prologis

**Lisa Reddy**

lreddy@prologis.com

ph +1 562 345 9206

2141 Rosecrans Ave

Suite 1151

El Segundo, CA 90245

prologis.com

