

UNIQUE PLATINUM TRIANGLE OPPORTUNITY

FOR SALE

511 E KATELLA AVE & 1650 S CLAUDINA WAY
ANAHEIM, CA 92805



1650
S CLAUDINA WAY

511
E KATELLA AVE

±107,863 SF

511 E KATELLA AVE
±73,419 SF

1650 S CLAUDINA WAY
±34,444 SF



OPPORTUNITY OVERVIEW

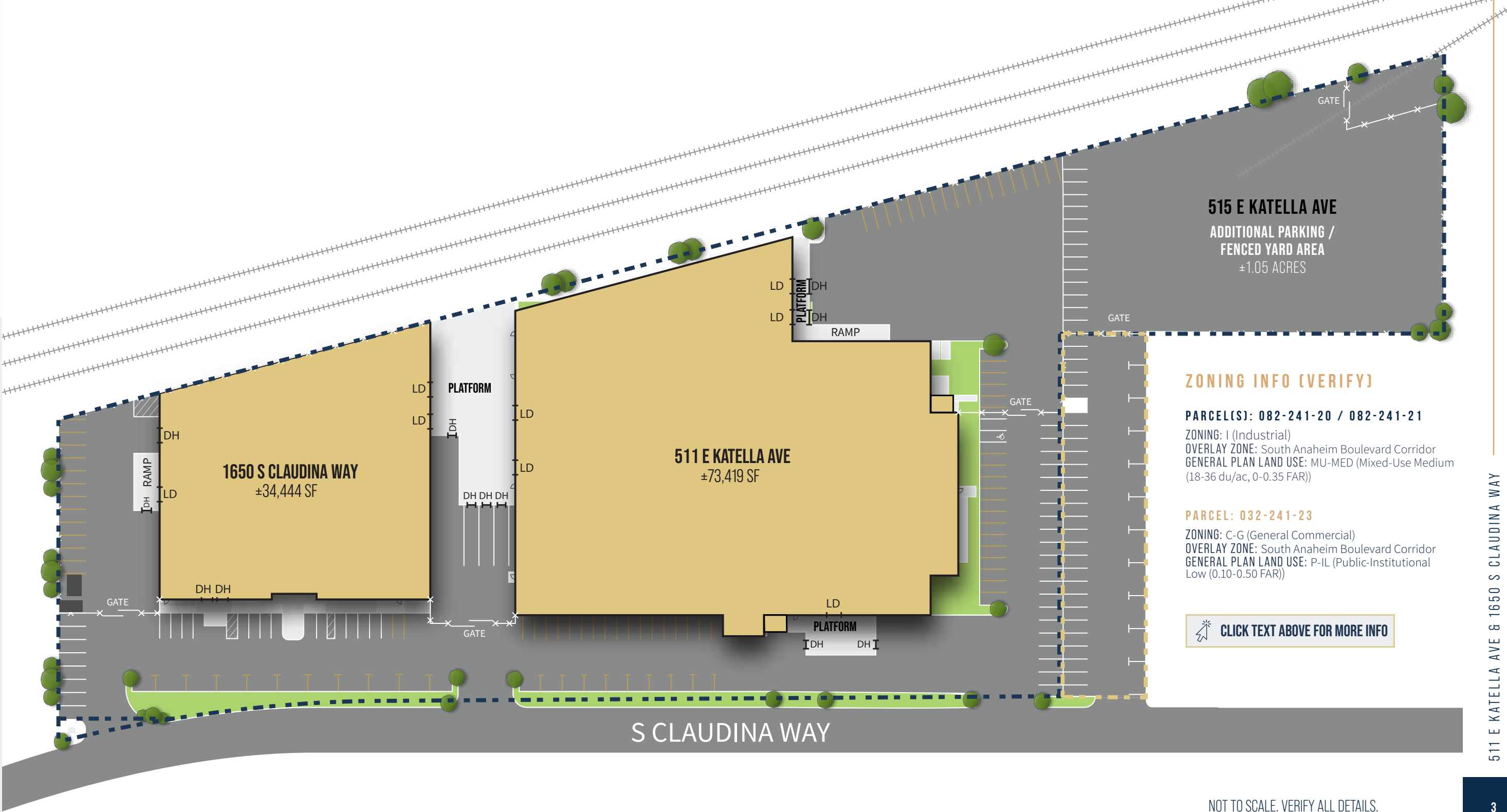
TWO BUILDING CAMPUS

511 E Katella Ave and 1650 S Claudina Way present users and investors with a unique opportunity to acquire a premier Platinum Triangle industrial campus featuring excess land and immediate I-5 freeway access. Situated on ±6.37 acres, the two buildings may be purchased together or separately (pending lot line adjustment).

PROJECT HIGHLIGHTS

- ±107,863 SF ON ±6.37 ACRES
- UNIQUE OWNER-USER OPPORTUNITY
- 2 BUILDINGS AVAILABLE TOGETHER OR SEPARATELY^[1]
- AMPLE PARKING (±163 PARKING SPACES^[2]) WITH EXPANSION POTENTIAL
- EXCESS LAND FOR LARGE FENCED YARD OR ADDITIONAL PARKING
- PRIME PLATINUM TRIANGLE LOCATION
- IMMEDIATE ACCESS TO 5 FREEWAY

^[1]PENDING LOT LINE ADJUSTMENT
^[2]INCLUDES HISTORICAL AND POTENTIAL SPACES SHOWN IN GOLD ON SITE PLAN (VERIFY)



PROPERTY DETAILS

511 E KATELLA AVE

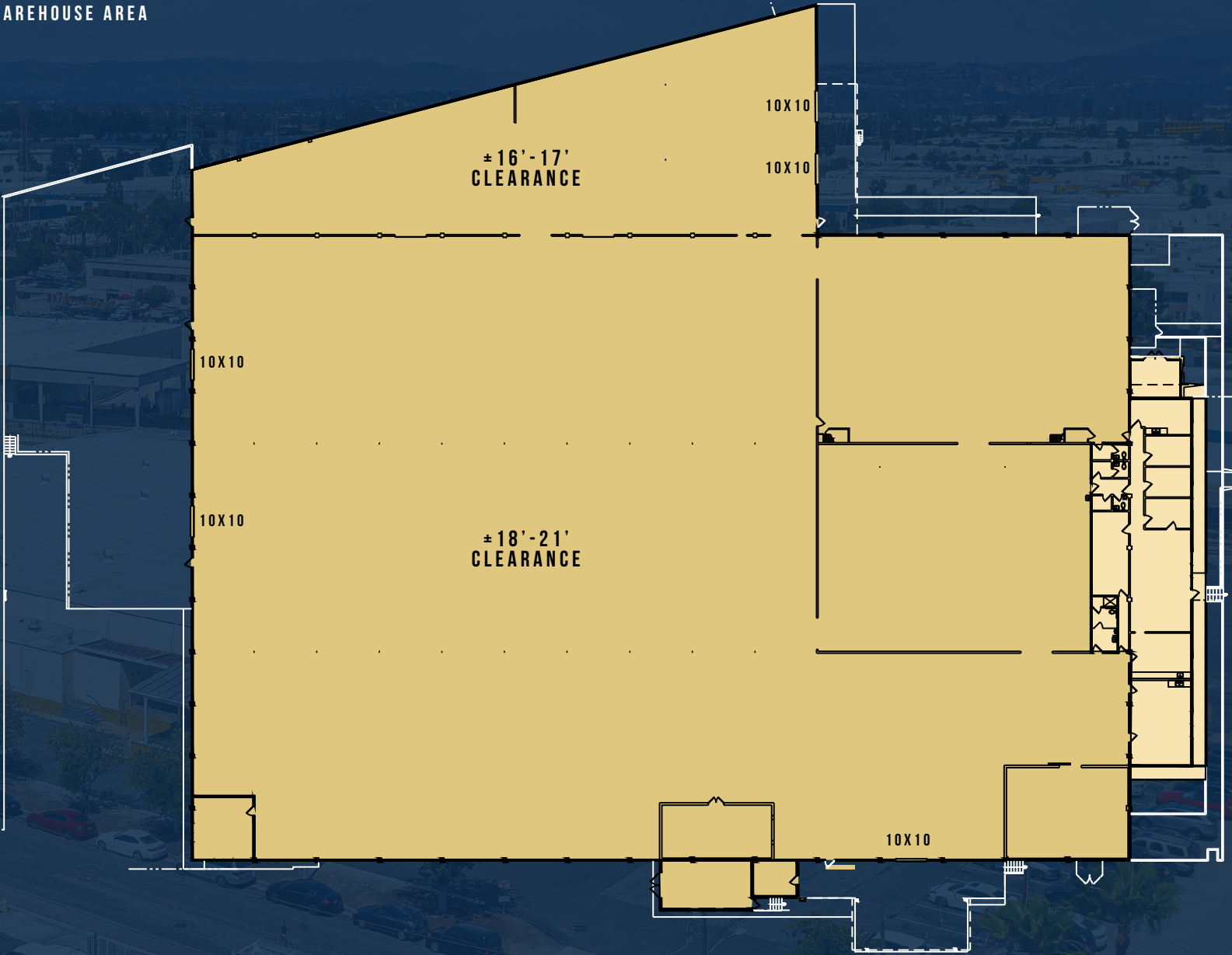
BUILDING (SF)	WAREHOUSE CLEARANCE ^[2]
±73,419	±18'-21'
OFFICE (SF)	PARKING RATIO ^[3]
±4,449	±1.58:1,000
WAREHOUSE (SF)	SPRINKLERS
±68,970	YES
POWER PANELS (VERIFY) ^[1]	LOADING POSITIONS ^[4]
1 - ±800 AMP	7 DH &
1 - ±400 AMP	1 RAMP

[1] 800AMP PANEL 240V 3ø3W & 400AMP 120/240V 1ø3W
[2]SECOND WAREHOUSE AREA ±16' - 17'
[3]INCLUDES HISTORICAL AND POTENTIAL SPACES SHOWN ON SITE PLAN, EXPANDABLE
[4]PROVIDES ACCESS TO 5 - 10'X10' LOADING DOORS



BUILDING PLAN

- OFFICE AREA
- WAREHOUSE AREA



NOT TO SCALE. VERIFY ALL DETAILS.

PROPERTY DETAILS

1650 S CLAUDINA WAY

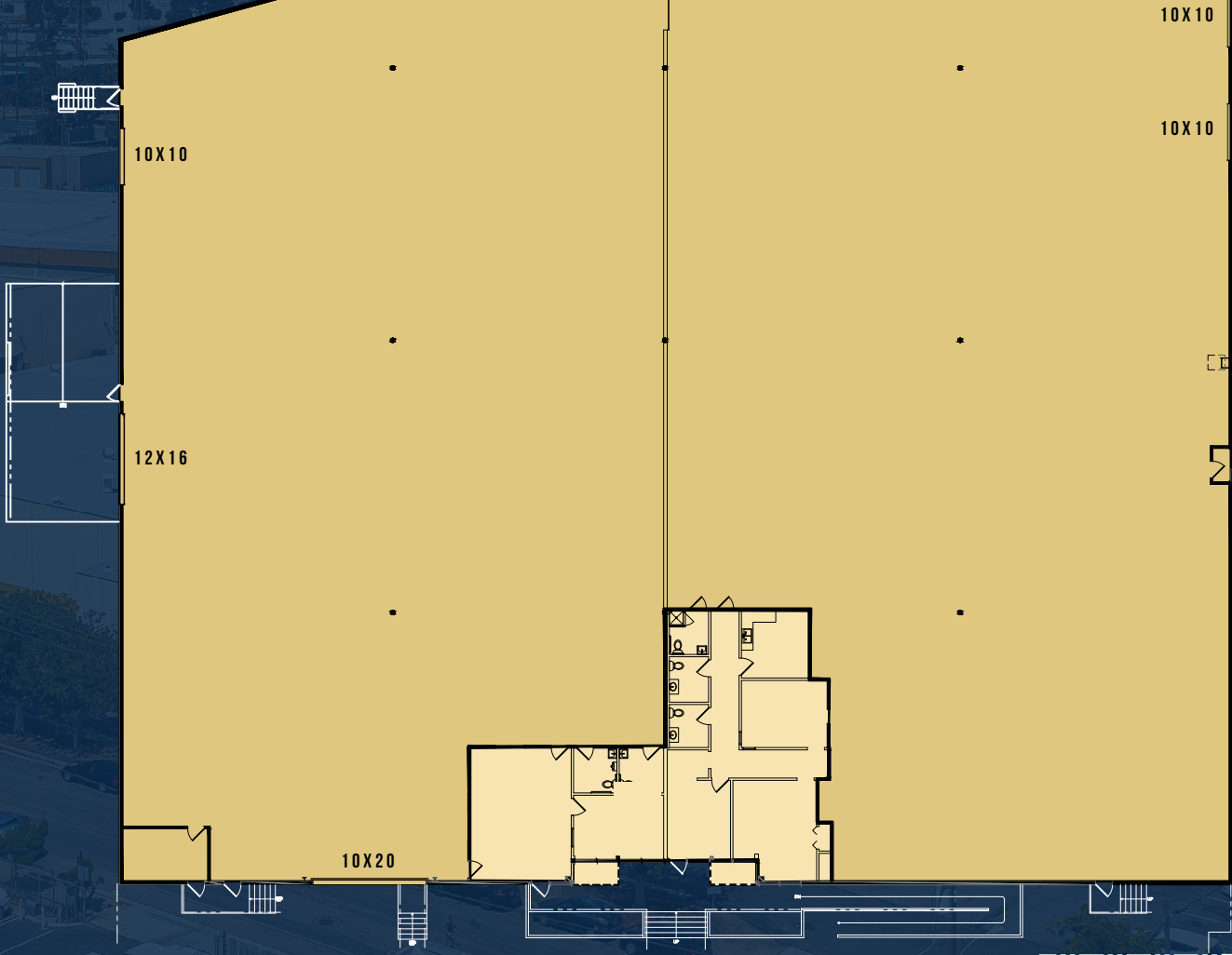
BUILDING (SF)	WAREHOUSE CLEARANCE
±34,444	±25'-27'
OFFICE (SF)	PARKING RATIO ^[2]
±2,123	±1.36:1,000
WAREHOUSE (SF)	SPRINKLERS
±32,321	YES
POWER PANELS (VERIFY) ^[1]	LOADING POSITIONS ^[3]
1 - ±400 _{AMP}	5 DH &
1 - ±200 _{AMP}	1 RAMP

[1] 400AMP PANEL 120/208V 3ø4W & 200AMP PANEL 3ø4W, UPGRADE POTENTIAL TO ±800AMPS
[2] INCLUDES HISTORICAL AND POTENTIAL SPACES, EXPANDABLE
[3] PROVIDES ACCESS TO 3 - 10'X10', 1 - 10'X20' AND 1- 12'X16' LOADING DOOR(S)



BUILDING PLAN

- OFFICE AREA
- WAREHOUSE AREA



NOT TO SCALE. VERIFY ALL DETAILS.

PRIME LOCATION

PLATINUM TRIANGLE

Anaheim's Platinum Triangle blends leading-edge business, world-class entertainment and exciting residential neighborhoods in the heart of Orange County. Bordered by the I-5 freeway to the west and the ARTIC regional transit hub to the east, 515 E Katella Ave and 1650 S Claudina Way deliver unmatched access to the SoCal region — all within minutes of Angel Stadium, the Honda Center, and Orange County's premier entertainment and corporate corridor.

CORPORATE NEIGHBORS

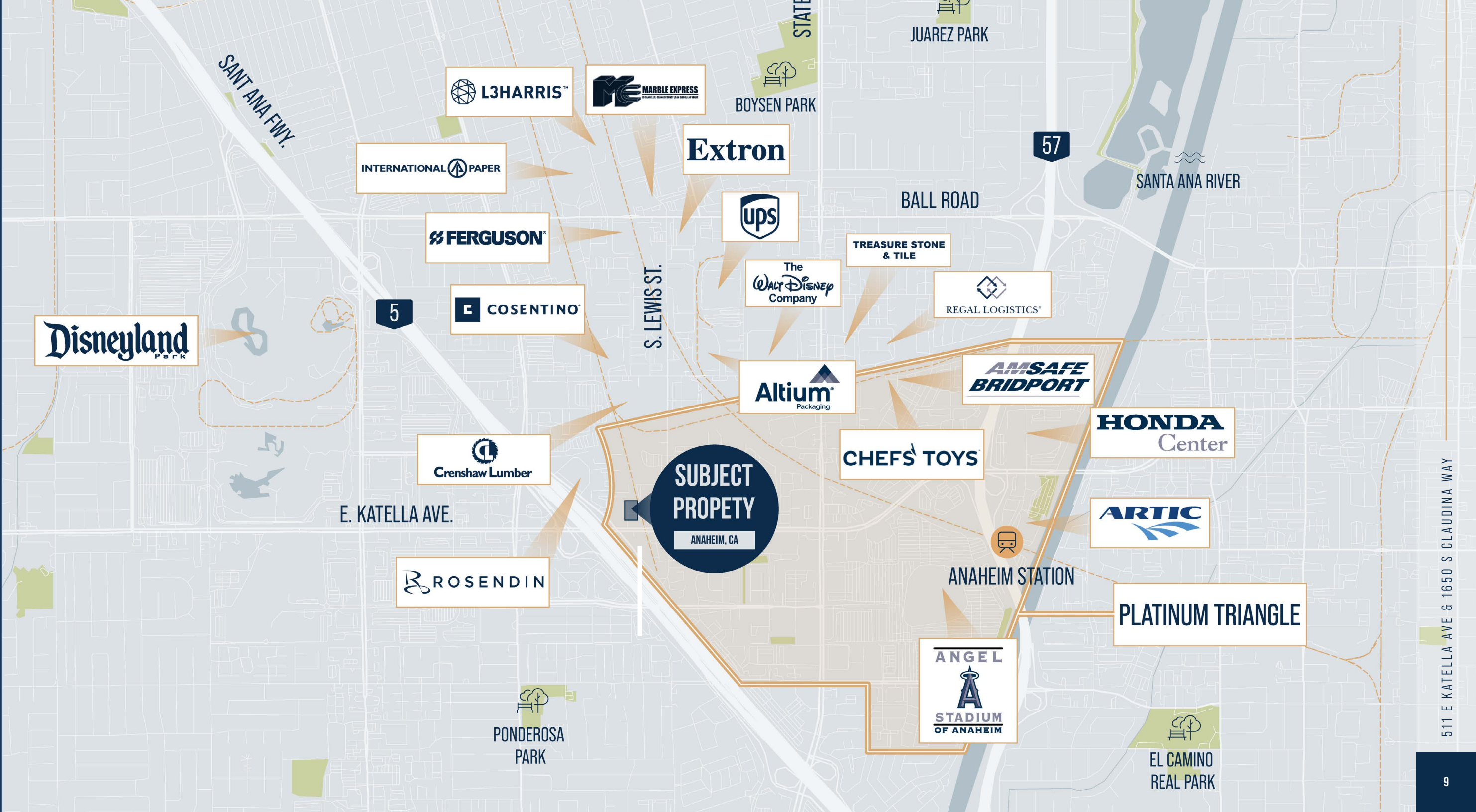






ACCESS TO SOCAL POPULATION

15-MINUTE DRIVE	30-MINUTE DRIVE	60-MINUTE DRIVE
1,224,901	3,520,744	8,378,672



511 E KATELLA AVE & 1650 S CLAUDINA WAY

PROPERTY PHOTOS



511 E KATELLA AVE & 1650 S CLAUDINA WAY

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