



FOR LEASE

Anaheim82

82,230 SF

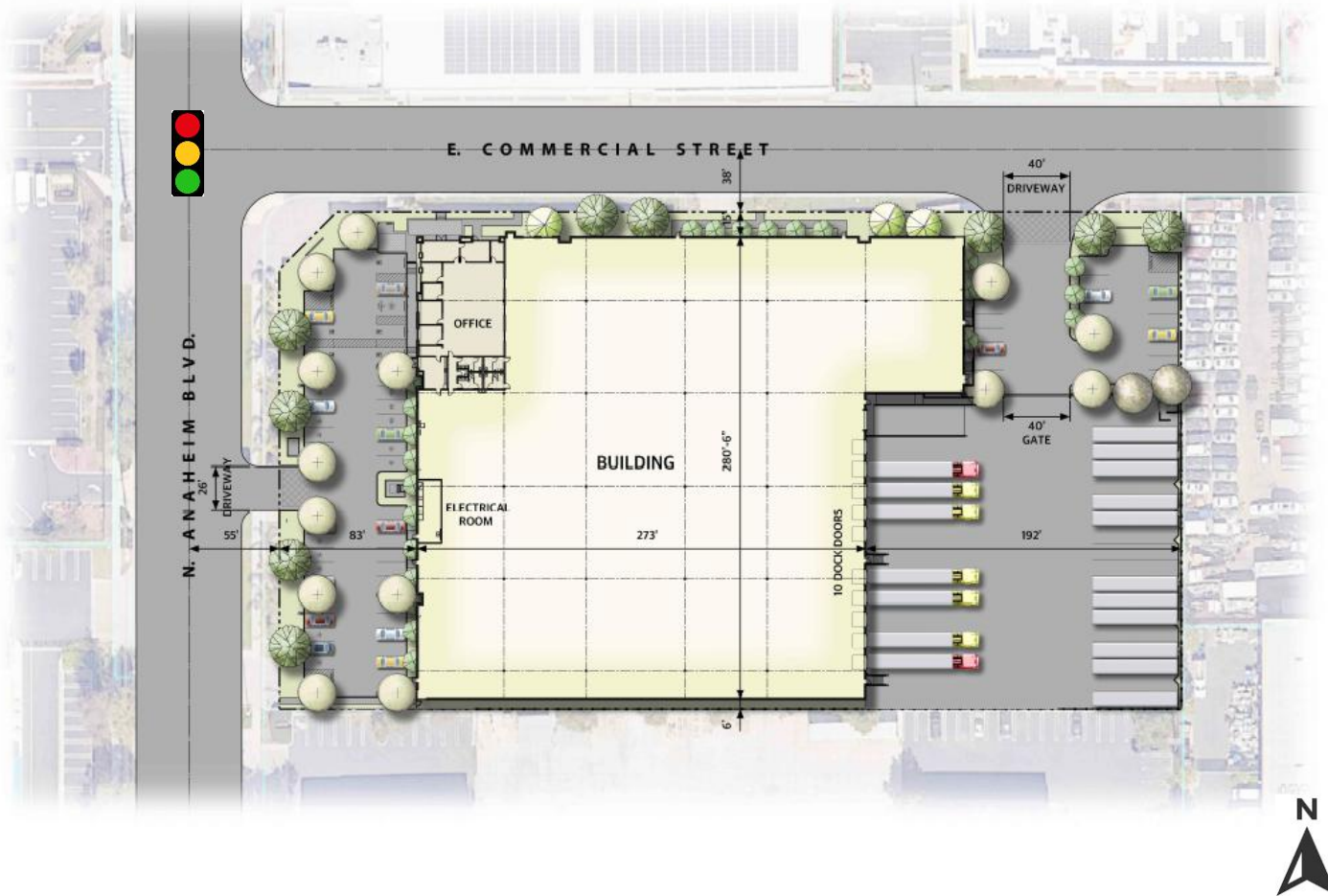
36' Clear Height | Q3 2027 Delivery

1244 N. Anaheim Blvd | Anaheim, CA
Warehouse | Distribution | Aerospace

*Anaheim82 is a state-of-the art, **single-user opportunity** in the heart of supply-constrained **North Orange County**. A true one-of-a-kind building.*



PROJECT OVERVIEW

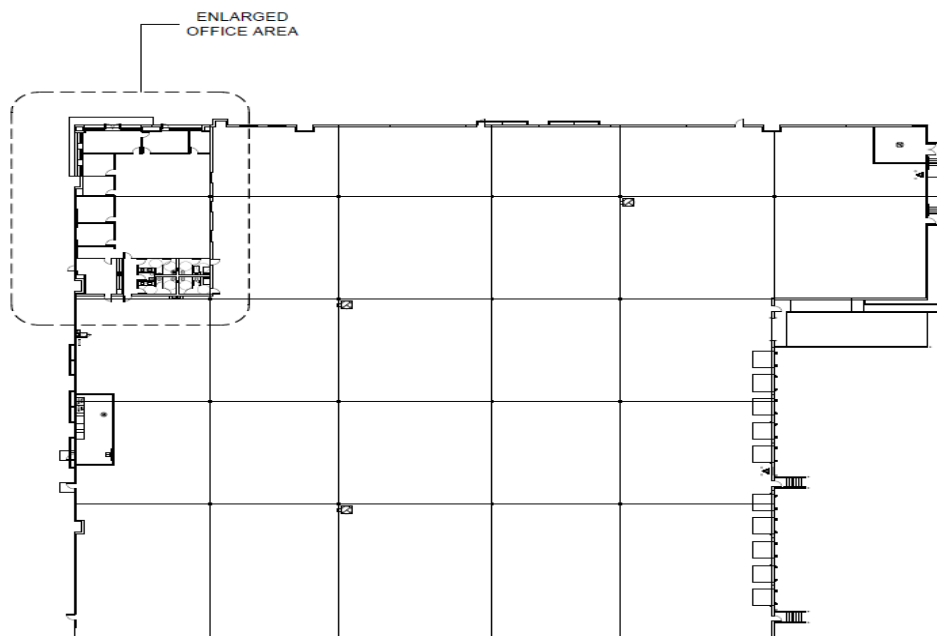


BUILDING SPECIFICATIONS

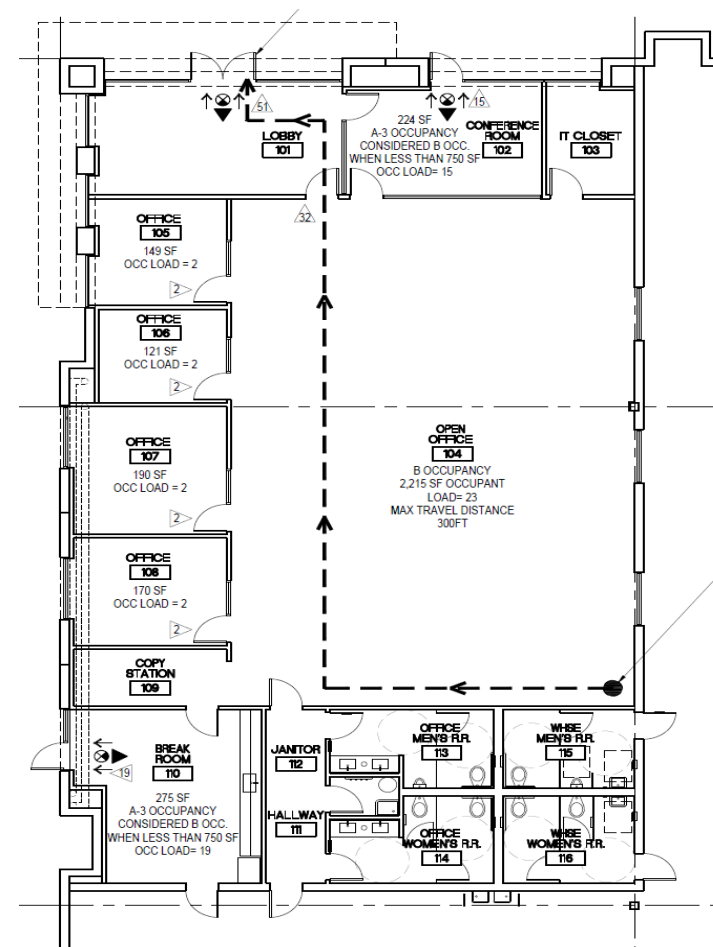
Building Size	±82,230 SF
Office Space	±4,823 SF (Expandable)
Site Area	±164,463 SF 3.78 AC
Construction Type	III-B Concrete Tilt-Up / Steel Columns
Clear Height	36'
Column Spacing	60' x 56'
Auto Parking	62 Stalls (102 without trailer stalls)
Trailer Parking	17 Stalls
Dock-High Doors	Ten (10): 9' x 10'
Drive-In Doors	One (1): 12' x 14'
Power	2,000A UGPS 480/277V 3-Phase (Ability to upgrade to 4,000A via cable trenching)
Fire Protection	NFPA 13 ESFR
Truck Court	190' Site Depth with Full Concrete Paving and a 6" Thick, 60' Long Reinforced Truck Apron Designed for Heavy-Duty Truck Access

Anaheim82 delivers ±82,230 SF of purpose-built, Class A industrial product in the heart of North Orange County, offering users a rare opportunity to lease and operate from their own modern industrial facility with best-in-class infrastructure and immediate freeway access.

OFFICE LAYOUT — PLANNED & EXPANDABLE



PLANNED OFFICE FLOOR PLAN



EXPANDABLE OFFICE DETAIL

OFFICE HIGHLIGHTS

4,823 SF
Planned Office

Expandable
Configurable to Tenant Needs

Lobby
Professional Entry

Conference
Dedicated Meeting Room

Private Offices
Multiple Private Suites

Break Room
Full Amenity Package

Dual Restrooms
Office + Warehouse Separate

Open Office
2,215 SF Flexible Area

STRATEGIC ACCESS

FREEWAY ACCESS

91 Freeway — ½ Block North

57 Freeway — 2 Miles

5 Freeway — 5 Miles | 55 Freeway — 6 Miles

PORTS

Port of Long Beach — 30 Miles

Port of Los Angeles — 32 Miles

AIRPORTS

John Wayne Airport — 13 Miles

Long Beach Airport — 18 Miles

LAX — 35 Mi | Ontario — 28 Mi

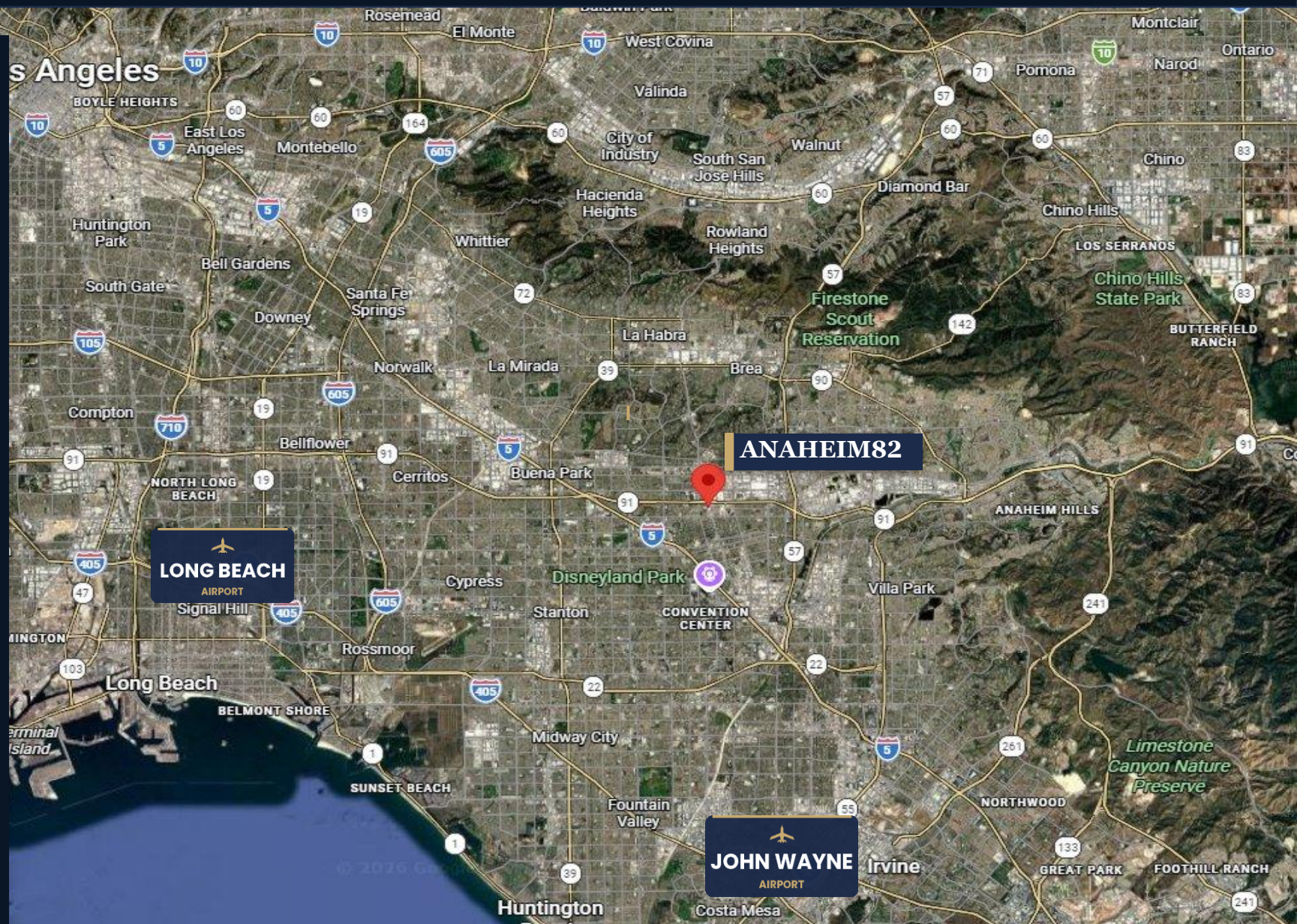
LABOR POOL

Dense industrial workforce within
a 10-mile radius — North OC

MARKET POSITION

Infill submarket

Sub-3% vacancy | Competing Class A



Anaheim82

82,230 SF Available

Q3 2027

DELIVERY



ANAHEIM82

N Anaheim Blvd

E Commercial Street

FOR MORE INFORMATION,
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