

±7.75 ACRE LOGISTICS / STORAGE SITE FOR LEASE (BUILD TO SUIT AVAILABLE)

RARE LAST MILE DISTRIBUTION OPPORTUNITY

PALISADE ANAHEIM LOGISTICS CENTER

1477 N. JEFFERSON STREET, ANAHEIM, CA

Voit
REAL ESTATE SERVICES

HV
HEFNER
VERNICK
TEAM



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Property Features

- Approximately 7.75 Acre Logistics/Exterior Storage Site (Entitled by the City of Anaheim)
- Multiple Divisions and Build to Suit Options (see following pages)
- Up to 242 Truck Trailer Parking Stalls
- Build to Suit up to 33,000 Square Foot Crossdock with 66 Dock Doors
- Rare Infill Last Mile Distribution Opportunity
- Efficient Site Configuration
- Access to 3.2 Million People within a 30 Minute Drive
- Fully Secured, Lighted and Paved
- Institutionally Owned and Operated
- Excellent Access to the 91, 57 and 55 Freeway Systems
- Business Friendly City of Anaheim



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Potential Site Plan (1 of 3)



Site Plan Configuration Features:

- 7.75 Acre Truck/Vehicle Parking Site
- 242 Truck Trailer Parking Stalls
- 31.23 Trailer Stalls Per Acre
- Fully Lighted, Fenced, and Paved
- Two Site Entrances
- Parking Stall Striping to Suit
- Divisible Site to 3.88 Acres
- Additional Support Structures can be Built to Suit (offices, restrooms, employee parking areas)

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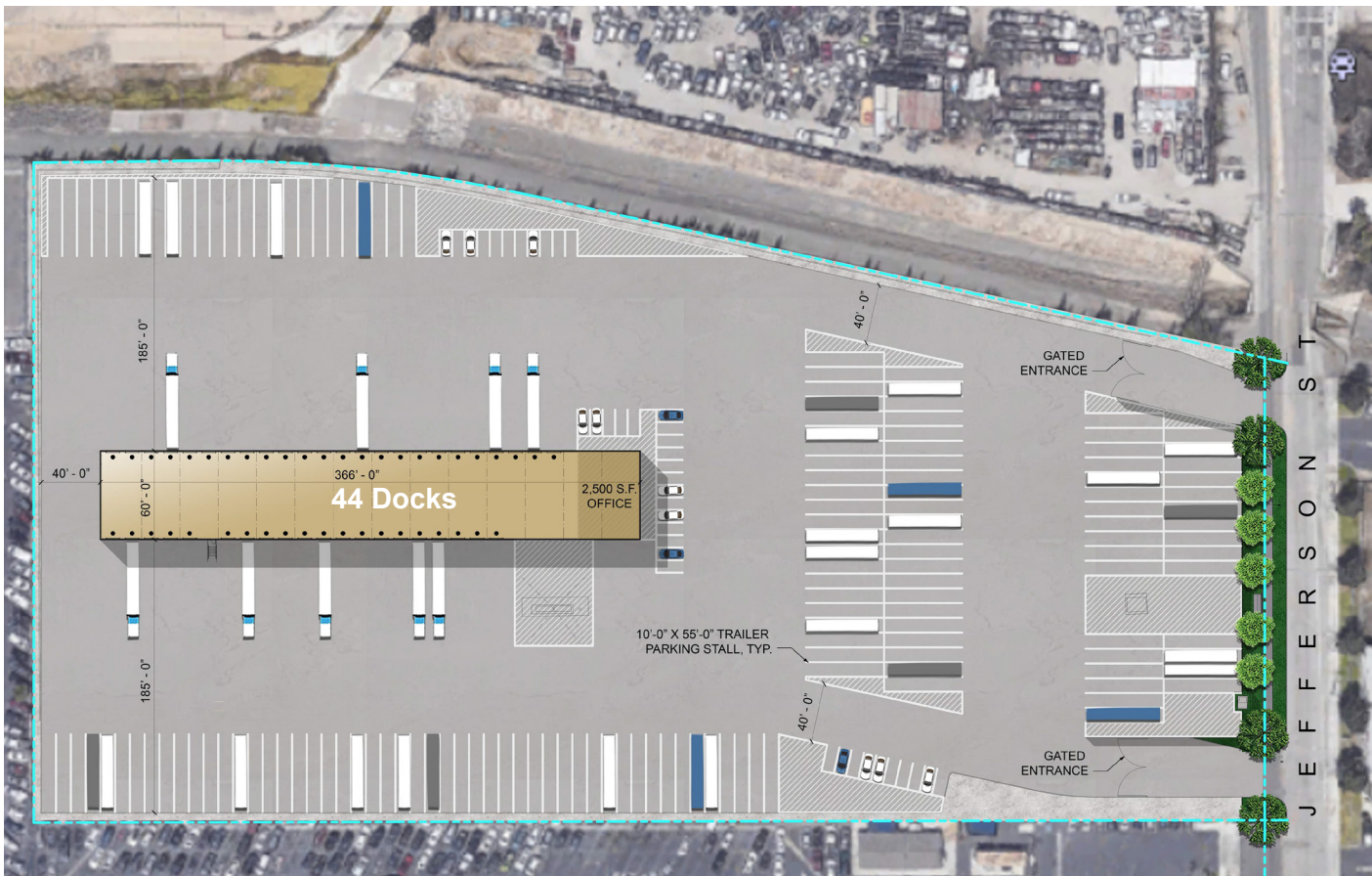
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Potential Site Plan (2 of 3)



Site Plan Configuration Features:

- 21,960 Sq. Ft. Crossdock Building
- 2,500 Sq. Ft. of Office (size can be modified to suit)
- 7.75 Acre Total Land Site
- 37 Passenger Vehicle Parking Stalls
- 150 Truck Trailer Parking Stalls (19.35 per Acre)
- 44 Dock Positions (5.68 per Acre)
- Parking Stall Striping to Suit



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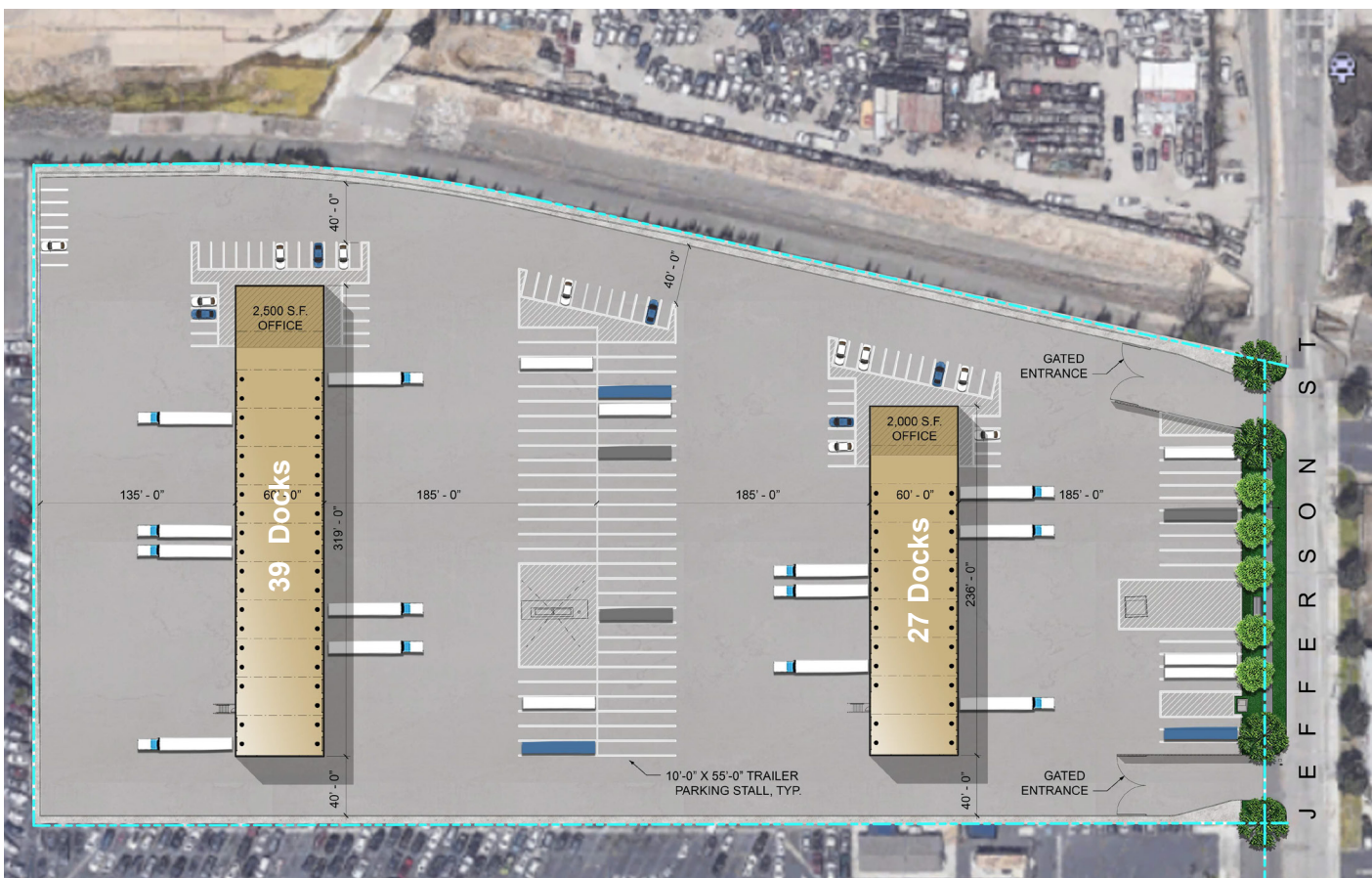
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Potential Site Plan (3 of 3)



Site Plan Configuration Features:

- 33,000 Sq. Ft. Crossdock Buildings
- 19,140 Sq. Ft. and 14,160 Sq. Ft. Buildings
- 4,500 Sq. Ft. of Total Office Area (can be modified to suit)
- 7.75 Acre Total Land Site (Divisible)
- 59 Passenger Vehicle Parking Stalls
- 69 Truck Trailer Parking Stalls (8.9 per Acre)
- 66 Dock Positions (8.52 per Acre)
- Parking Stall Striping to Suit



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ANAHEIM LOGISTICS MAP

Strategic location to service Orange, Los Angeles and Riverside Counties

- Los Angeles International Airport 33 miles
- Long Beach International Airport 18 miles
- John Wayne International Airport 13 miles
- Ontario International Airport 19 miles
- 91 Freeway 1 miles
- 57 Freeway 2.22 Miles
- 55 Freeway 1.7 Miles
- 5 Freeway 8 Miles
- 60 Freeway 9 Miles
- Ports of Los Angeles and Long Beach 24 miles
- Hobart BNSF Intermodal 22 miles
- UPRR Industry Intermodal 15 miles
- Downtown Los Angeles 26 miles

Logistics Map

Blue Boxes Represent
Approximate Drayage Costs

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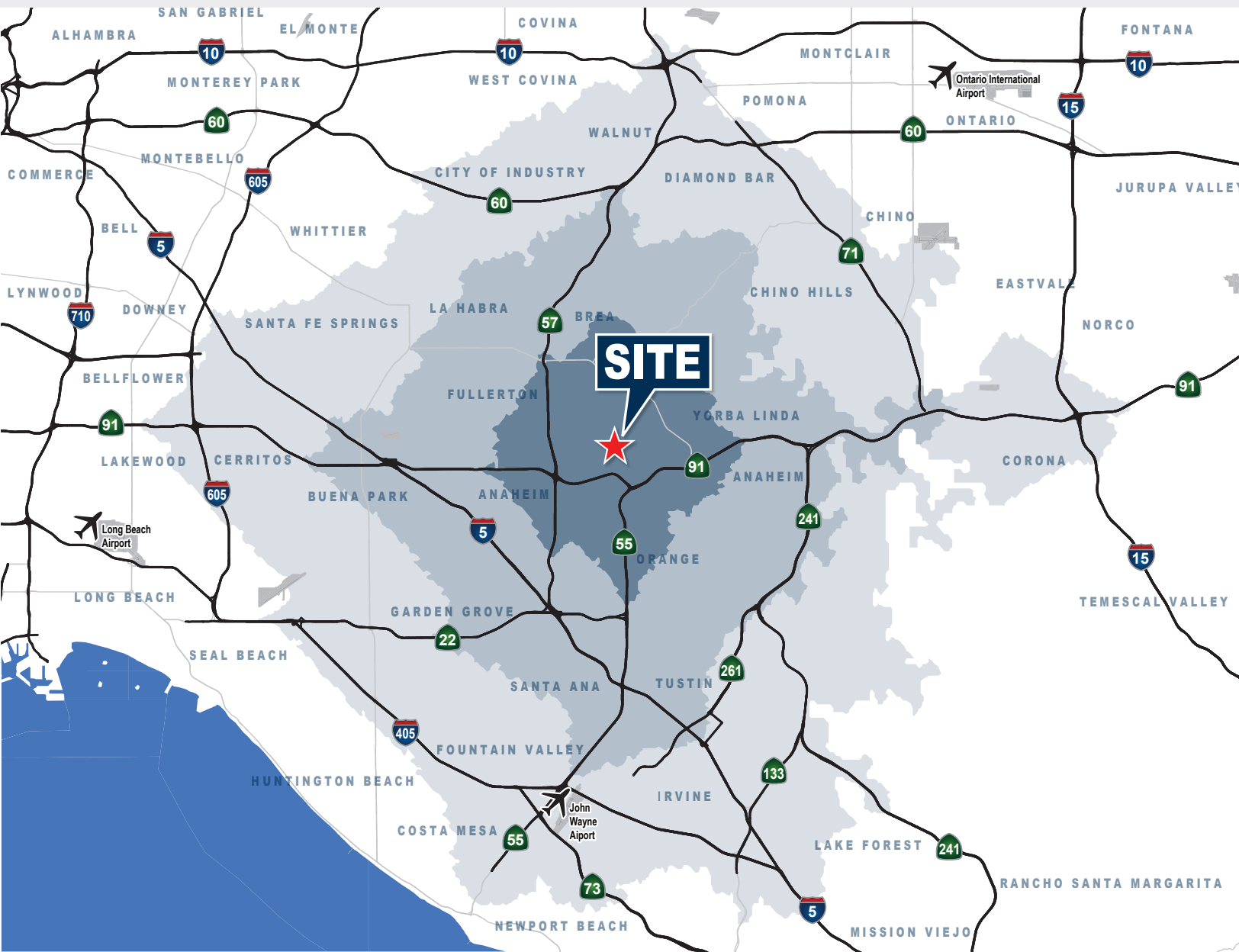
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Drive Times Map

Drive Times	Population
10 Minutes	330,759
20 Minutes	1,372,392
30 Minutes	3,220,882