

±96,000 SF Available For Lease
295 E. ORANGETHORPE AVENUE, ANAHEIM

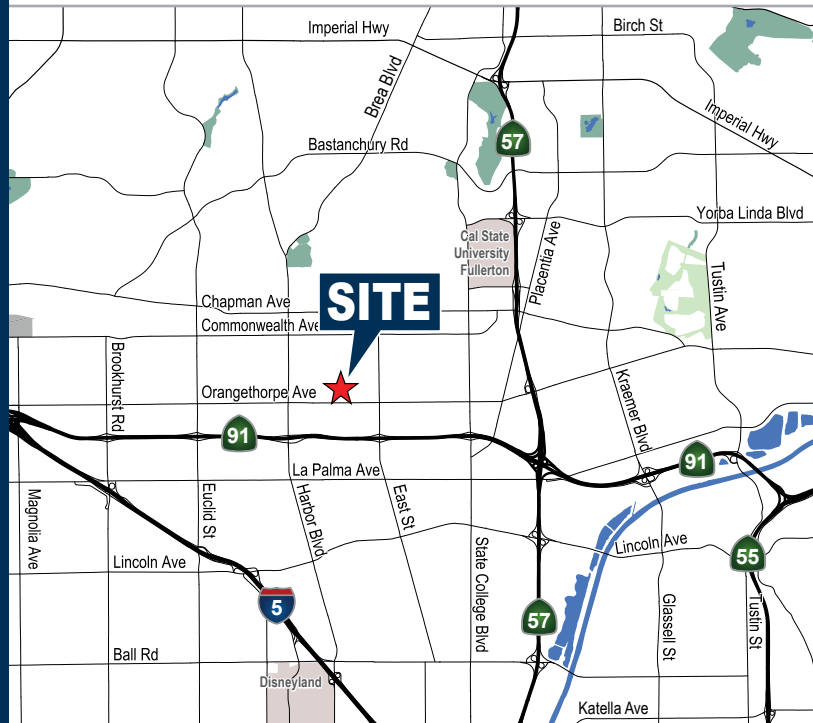
Voit
REAL ESTATE SERVICES

MAJOR BUILDING RENOVATION UNDERWAY



PROPERTY FEATURES

- ±96,000 Square Feet
- ±5,768 Sq. Ft. of New Office
- Eight (8) Ground Level Loading Doors
- Possible Truck well Loading
- 3,000 Amps, 277/480 Volt (verify)
- .60/2,000 Rated Fire Sprinklers
- ± 16' - 21' Warehouse Clearance
- New Vented Skylights
- New Interior/Exterior LED Lighting (Interior Lighting Features Harvest Sensors)
- Prominent Street Frontage
- Lowest Net Fees in the Market
- Excellent Freeway Access to the Riverside (91), Santa Ana (5) and Orange (57) Freeways



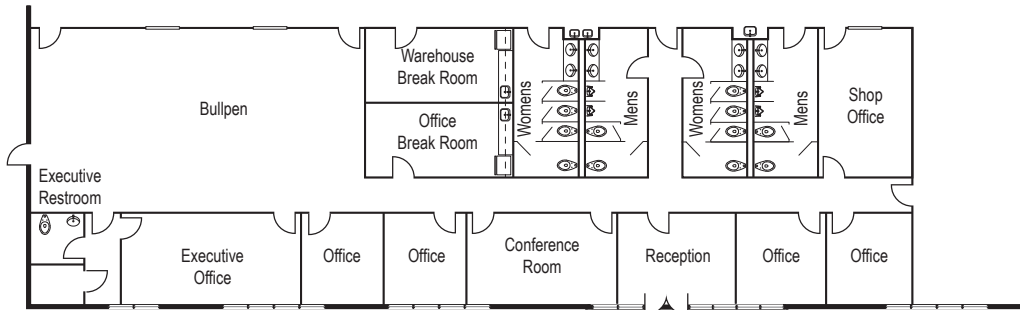
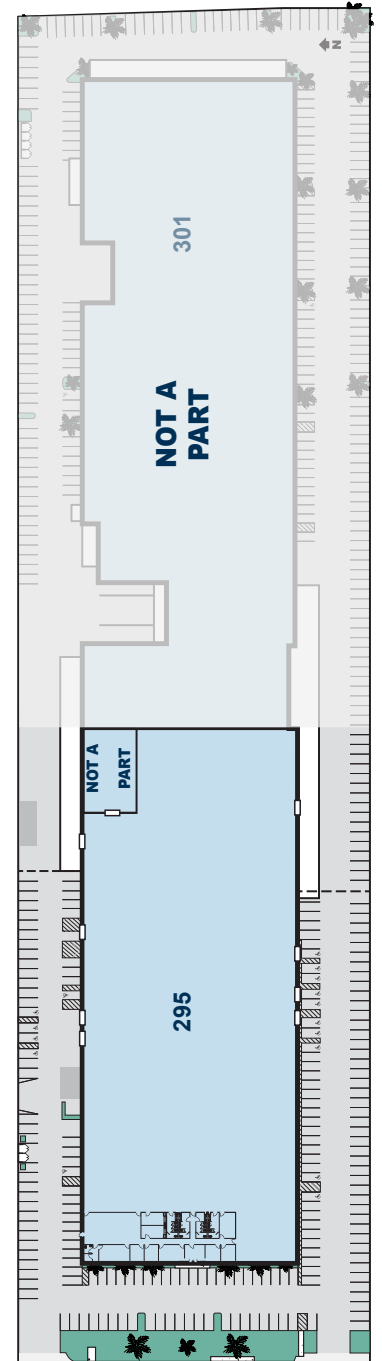
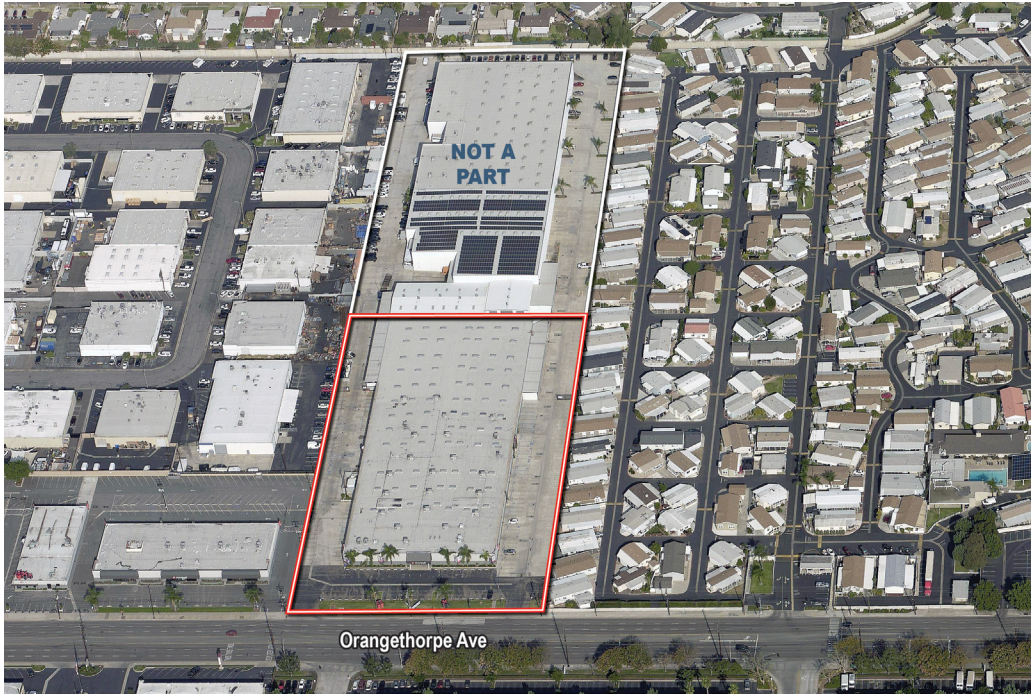
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SITE PLAN



OFFICE FEATURES

- Full Height Demising Wall Separating Office Area From Warehouse
- 10' Ceiling with 2x2 "Second Look" Ceiling Tiles
- Expanded Glass Line

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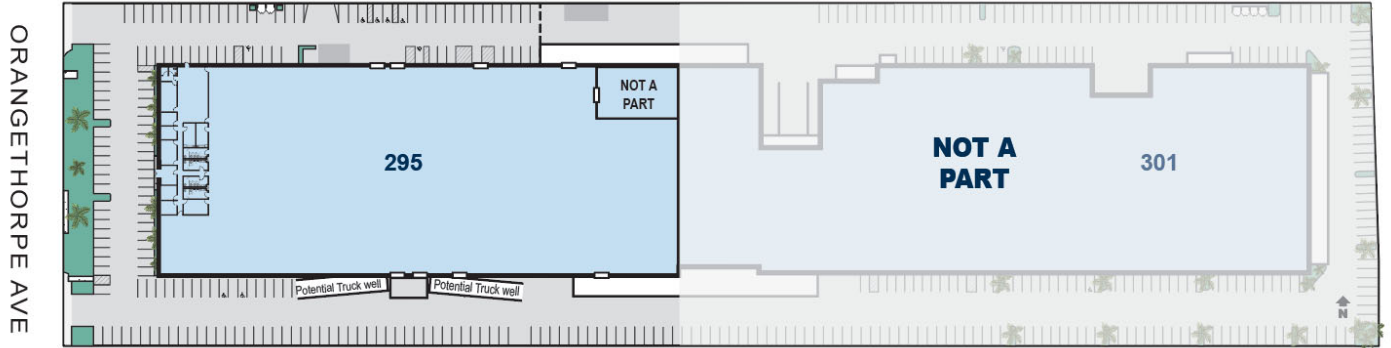
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295 Orangethorpe Ave., Anaheim

Truck Well Options with Mechanical Dock Levelers

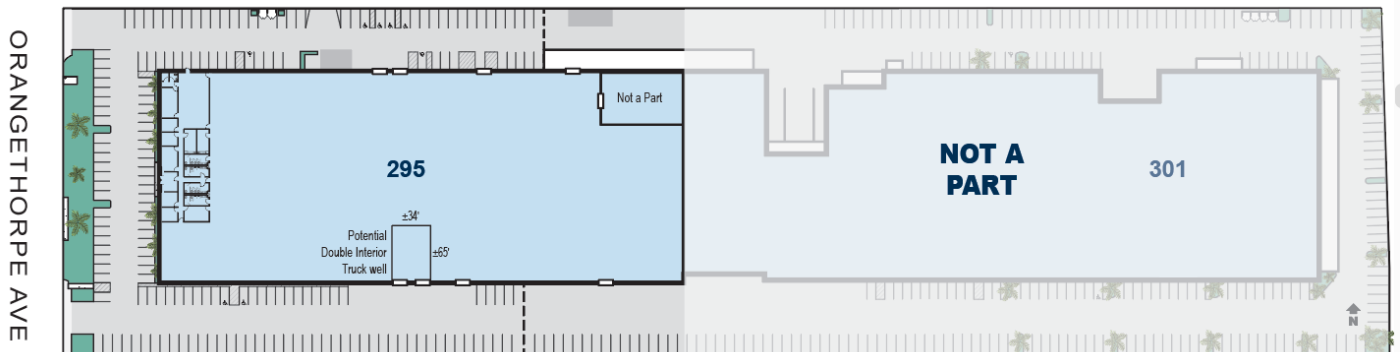
Double Exterior Wells with Common Landing Platform

(±12' W x 65' Deep)



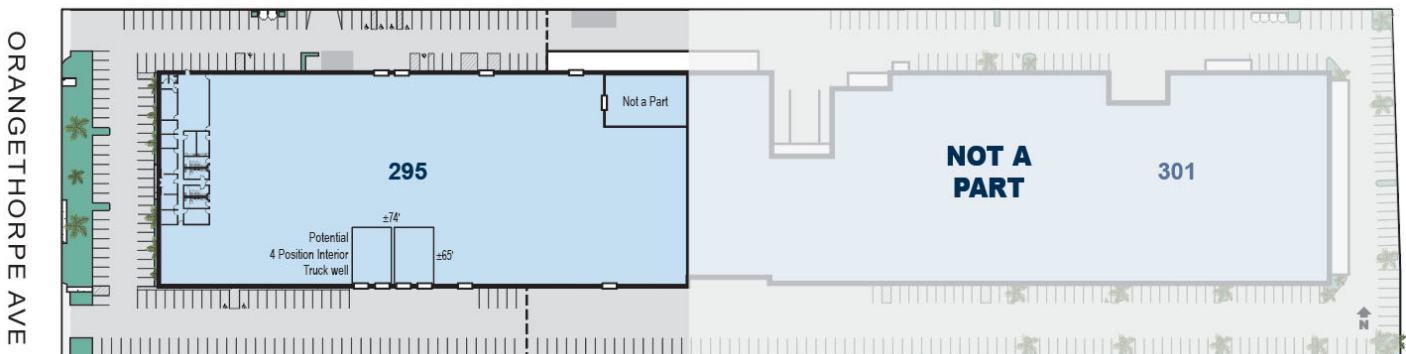
Double Interior Well

(±34' W x ±65' Deep)

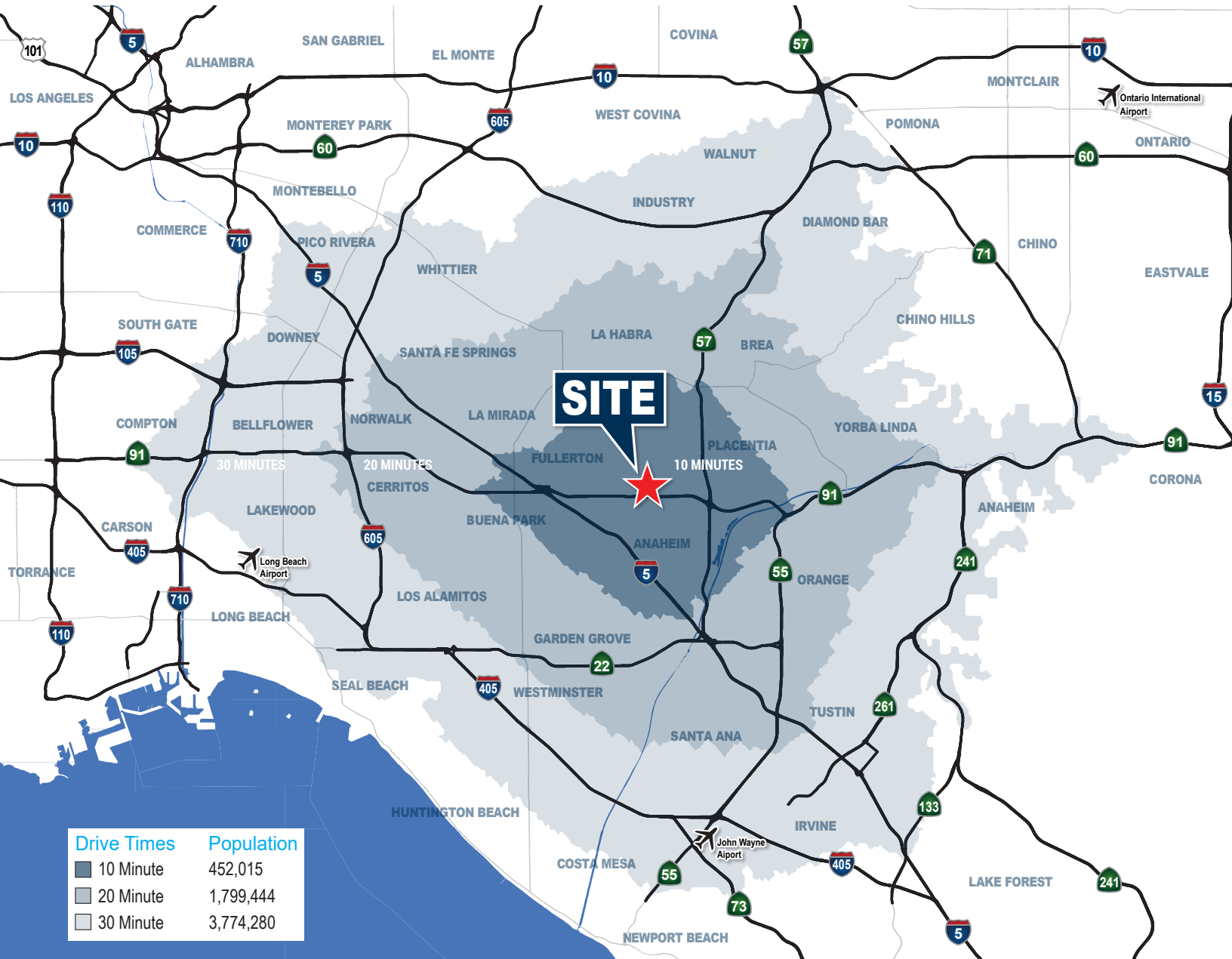


Four Position Interior Well

(±74' W x 65' Deep)



DRIVE TIMES MAP



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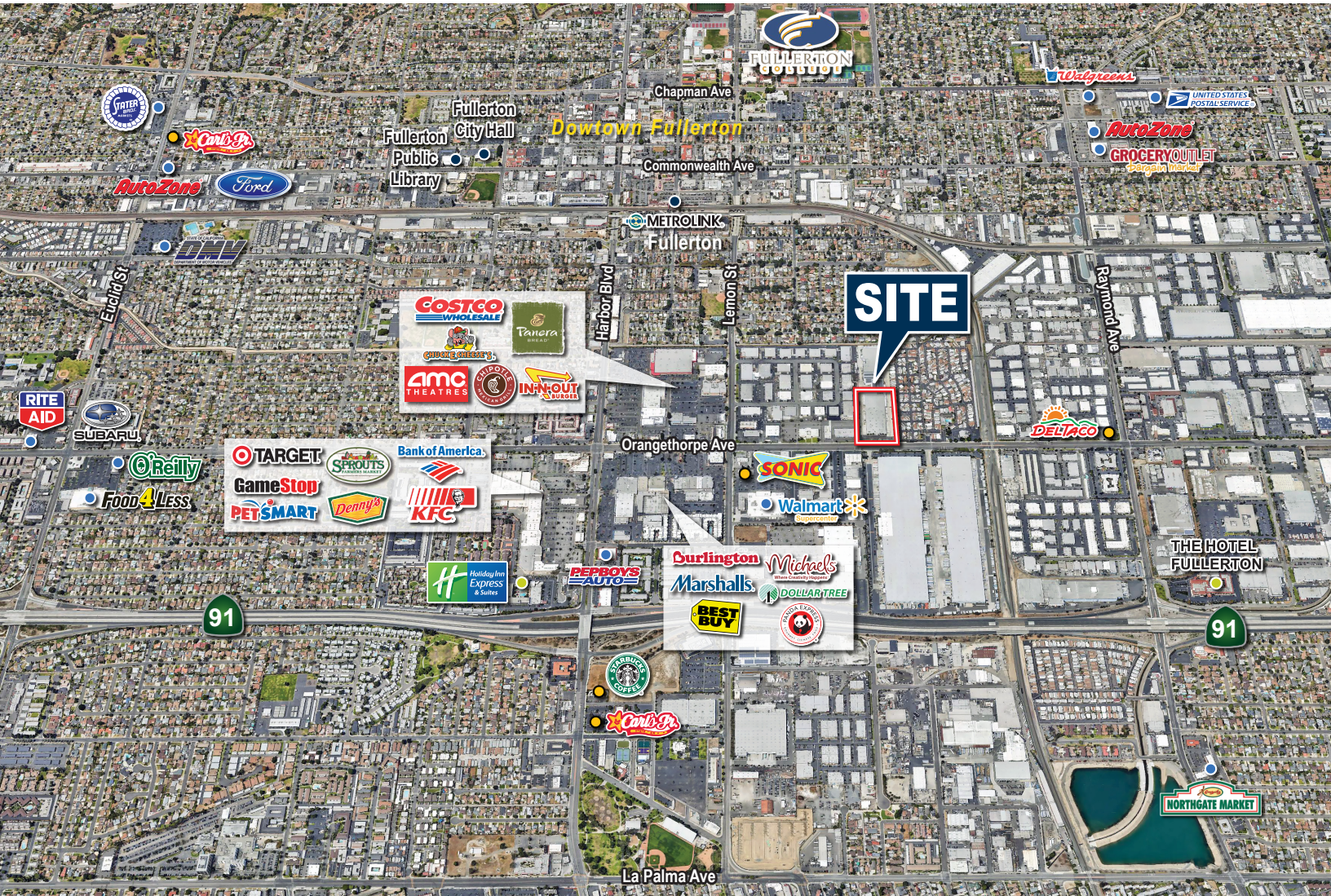
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AMENITIES MAP



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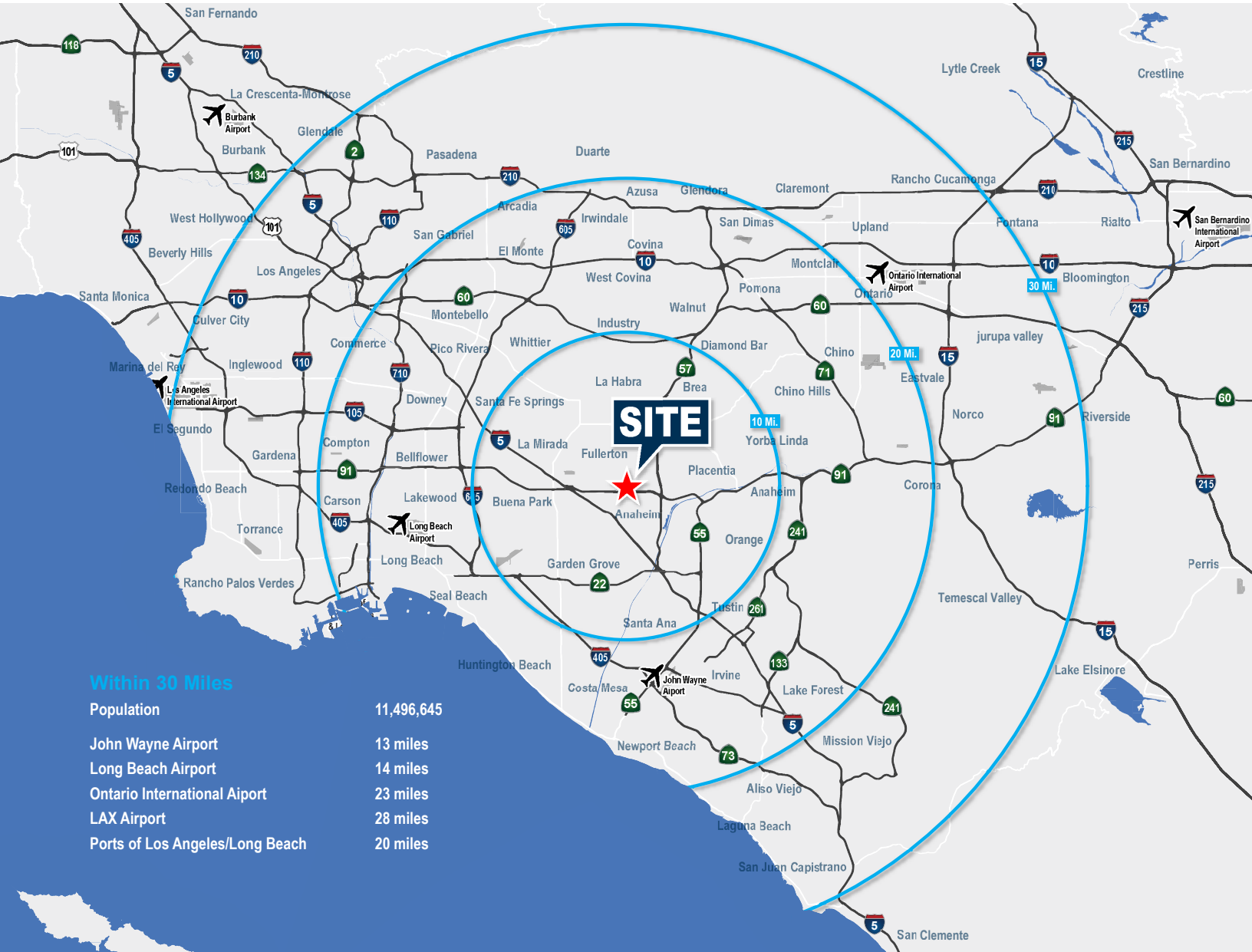
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RADIUS MAP



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ANAHEIMS BUSINESS RESOURCES

PUBLIC UTILITIES

Comprehensive Energy Assessment:

- Customers who take advantage of the Comprehensive Energy Assessment Program will receive a customized analysis report, which will identify opportunities to help them use energy more efficiently.
- Program website: <https://www.anaheim.net/940/Comprehensive-Energy-Assessment>

Economic Development Rate:

- Rate savings of 15% first year, 10% second year, and 5% third year for large energy users (load demand of 150kw or greater)
- In addition to the Economic Development Rate, Anaheim Public Utilities has several energy efficiency rebates and incentives to offer Anaheim companies.

Electrical Upgrades:

- Staff can provide a general estimate for costs and work involved to upgrade power at a facility

Electric Vehicle (EV) Charger Rebate Program:

- Anaheim Public Utilities provides rebates for the installation of new publicly accessible EV chargers [Customers (business) who install Level 2 (240-Volt) plug-in EV chargers].
- Program website: <https://www.anaheim.net/3312/Public-EV-Charger-Rebate>

Energy Efficiency Incentives:

- Provides up to 25% in incentives for lighting, air conditioning, and other energy efficiency projects.

Additional Electrical Credit:

- A 6% billing credit applied for property ownership of onsite substations. Lower KVA rate than SCE

WORKFORCE DEVELOPMENT

On-the-Job Training Program (OJT):

- The On-the-Job Training (OJT) program provides a unique opportunity to invest in your company's growth. OJT allows businesses to hire new employees and provide training in skilled positions.
- For each new hire enrolled in the OJT program, the employer will be reimbursed up to 50% of the hourly wage.
- Both the business and candidate must meet certain criteria to qualify.
- Program website: <https://www.anaheim.net/4936/On-the-Job-Training-OJT>

Labor Market Information (LMI):

- Make your business planning more efficient with the most up-to-date information available: Local and national unemployment rates, economic indicators, demographics, occupational and industry specific profiles, prevailing wages and more.
- Business Service Unit can provide you and your company with information on industry hiring trends, industry employment data, and industry employment projections.
- Program website: <https://www.anaheim.net/4938/Labor-Market-Information-LMI>

PLANNING AND BUILDING

Business Assistance Program (BAP):

- This program assigns a dedicated Business Solutions Specialist to serve as your single point of contact for plan submittals, permits, and status updates.
- Program website: <http://www.anaheim.net/4796/Business-Assistance-Program>

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