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Anaheim Industrial Site Considered Impossible to Redevelop Now Fully Leased by Pacific Industrial

Developer untangled a 50-year ground lease, fragmented ownership and more than 40 tenant leases to assemble and develop the 17.5-acre Stadium Landing campus

ANAHEIM, Calif. — Nearly a decade after Pacific Industrial began working through the obstacles that had stalled redevelopment of the property for decades, the company has fully leased Stadium Landing, an approximately 340,000-square-foot Class A industrial campus developed on 17.5 contiguous acres between Angel Stadium and the Honda Center.

A 50-year master ground lease signed in 1973 encumbered much of the land. Ownership was divided among family estates, a hospital and a church, and more than 40 tenant leases ultimately had to be wound down before construction could begin.

Pacific Industrial began working through those issues in 2017, directing the off-market acquisition of the original 8.5-acre parcel and negotiating the termination of the ground lease. The company acquired the adjacent nine-acre North Stadium Business Center the following year, creating a contiguous 17.5-acre assemblage in the geographic center of Orange County.

Over the next several years, Pacific Industrial wound down more than 40 tenant leases while maintaining interim cash flow from the property before clearing the site and moving forward with development.

“A lot had to happen before we could put a shovel in the ground,” said Dan Floriani, co-founder of Pacific Industrial. “We had to assemble the property, terminate a ground lease that dated back to 1973 and work through dozens of existing tenant leases. It took years, but we always believed there was a viable industrial project here.”

Completed in 2025, Stadium Landing consists of two Class A industrial buildings measuring 237,246 and 100,784 square feet. Both are now leased to advanced manufacturing operations. The campus features 36-foot minimum clear heights, truck courts up to 185 feet deep and 37 dock-high loading doors, with immediate access to five major freeways. Approximately 4 million people live within a 30-minute drive.

Anaheim’s independent municipal utility also provides the property with some of the lowest power rates in the region and currently available capacity, an important consideration for advanced manufacturing and other industrial users facing lengthy utility delays in other Western markets. In March 2026, Stadium Landing was named CoStar’s Commercial Development of the Year for Orange County.

The full lease-up comes as Pacific Industrial expands beyond its Southern California base. The company recently appointed Bud Pharris as CEO and is entering Northern California, Portland, Seattle, Salt Lake City, Reno, Las Vegas and Phoenix.

“This project is a good example of what attracted me to Pacific Industrial,” Pharris said. “The easy answer would have been to walk away from a property with this many complications. Dan, Neil and the team kept working the problem until they found a way through it. That kind of persistence matters as we look at opportunities across the West.”

About Pacific Industrial
Pacific Industrial is an industrial real estate development and acquisition company based in Long Beach, California. Founded in 2012, the company has completed more than $2 billion in transactions, developed more than 8 million square feet of industrial properties and owns and manages a portfolio of approximately 4 million square feet. Pacific Industrial develops warehouse and distribution facilities, acquires core-plus, value-add and distressed industrial properties, and pursues powered land sites for autonomous and electric fleet operators. The company operates in Southern California and is expanding into Northern California, Portland, Seattle, Salt Lake City, Reno, Las Vegas and Phoenix. Learn more: https://www.pac-industrial.com

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