

EUCLID INDUSTRIAL PARK

88,000 SQ. FT. MULTI-TENANT INDUSTRIAL PARK ON 4.16 ACRES OF LAND AREA

231-307 NORTH EUCLID WAY, ANAHEIM, CALIFORNIA



RARE NORTH ORANGE COUNTY INDUSTRIAL PARK **OWNER FINANCING AVAILABLE**
INVESTMENT AND REDEVELOPMENT OPPORTUNITY

EXCLUSIVELY OFFERED BY:

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REAL ESTATE SERVICES

OFFERING SUMMARY

Voit Real Estate Services is pleased to offer for sale the Euclid Industrial Park, a rare fully-leased 88,000 Sq. Ft. multi-tenant business park situated on 4.16 acres of land area comprised of four legal parcels. The project features 20 individual units ranging from 2,000 to 8,000 Sq. Ft. in eight (8) individual buildings. The building features ground level loading, ample power, fenced yard areas and fire sprinklers (in some buildings).

The Property is centrally located in the highly desirable North Orange County submarket, which is consistently one of Orange County's strongest performing industrial markets, and currently boasts a remarkably low 1.05% vacancy rate. The Property offers immediate access to major freeways including the Santa Ana (5), Riverside (91), Pomona (57), Newport (55) and Garden Grove (22) freeways as well as convenient access to the ports of Los Angeles and Long Beach and John Wayne Airport and Los Angeles International Airport.

Housing over 3 million residents, Orange County and more specifically, Anaheim are central hubs of the Southern California economy and also recognized nationwide as a leading business and residential area. With only 3.7% unemployment, Orange County enjoys one of the nation's lowest unemployment rates and the diversified industry base has further buffered Orange County from significant economic fluctuations. Orange County has substantial infrastructure including airports, expansive modern freeway systems and close proximity to the largest container port hub in the United States and ninth largest in the world (Ports of Long Beach and Los Angeles.)

With limited infill development opportunities, high barriers to entry and short-term leases* at below market rent, the Euclid Industrial Park offers unique value-add opportunities including, releasing the project at market rent to enhance returns, parceling the project to allow individual unit sales or developing a state-of-the-art building on this strategically located site.

**All leases expire or can be terminated on or before June 30, 2025.*



PROPERTY SUMMARY

Address	231-307 N. Euclid Way, Anaheim, CA
Site Area	Approximately 4.16 Acres
Total Square Footage	Approximately 88,000 Sq. Ft.
Office Area	Approximately 8,000 Sq. Ft.
Number of Units	Twenty (20) Units Ranging From 2,000 to 8,000 Sq. Ft.
Zoning	I (Industrial)

ACCESS DISTANCE TO KEY TRANSPORTATION HUBS

Ports of Long Beach/Los Angeles	Approx. 30 Miles
John Wayne Airport	Approx. 20 Miles
Long Beach Airport	Approx. 20 Miles
Los Angeles International Airport	Approx. 32 Miles

FINANCIAL SUMMARY

Offering Price	Offered Unpriced
Year 1 NOI*	\$930,979
Year 2 NOI*	\$1,218,039

*Based on existing Property Taxes.

PROPERTY DESCRIPTION

Address	231-307 N. Euclid Way Anaheim, CA	Loading	Ground Level Loading
Total Building Area	88,000 Sq. Ft.	Clearance	14' - 16' (Verify)
Office Area	400 - 800 Sq. Ft. Per Unit	Zoning	I (Industrial)
Parcel Size	4.16 Acres	Parking	98 Striped Parking Stalls Expandable to 140 Stalls
Power	100 - 800 Amps Per Unit (Verify)	Assessors Parcel Number	072-101-04, 072-101-54, 072-101-56, 072-101-58
Buildings	Eight (8)	Fire Sprinklers	Partially Fire Sprinklered

STRUCTURAL SPECIFICATIONS

Foundation	The floors are constructed as concrete slab on grade with control joints around each column, at column lines, and at intermittent locations between column lines and perimeter wall.
Exterior Walls	Concrete Tilt-Up / Concrete Block
Roof	Panelized roof structure utilizing steel beams and wood joist construction with plywood roof decks. The flat roof membrane is a composite built-up roof material with mineral cap sheet.
Exterior Doors & Windows	Aluminum frame mullions with single-glazed glass.
HVAC	Roof mounted package units.
Floors	Carpet flooring or vinyl tile in the office areas and vinyl tile flooring in restrooms and kitchen areas.







REGIONAL MAP



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Licensed as a Real Estate Broker by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
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