



STRUCK BUSINESS PARK

1523-1547 W. STRUCK AVE.
ORANGE, CALIFORNIA

AN APPROXIMATELY 42,750 SQUARE FOOT MULTI-TENANT BUSINESS PARK

Exclusively Offered By:

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Voit Real Estate Services is pleased to offer for sale the fee simple ownership in Struck Business Park located at 1523-1547 W. Struck Ave., Orange, a fully leased, two building multi-tenant industrial business park, totaling 42,750 square feet and situated on 2.45 acres. The business park offers ground level loading, fire sprinklers and a current configuration of 16 units ranging from 1,461 to 11,420 square feet which provides flexibility for tenant growth and expansion within the project. In 2021, the project underwent extensive renovations, making it a “turn-key” asset for potential investors.

Struck Business Park is centrally located in one of the most desirable industrial submarkets in the country. The North Orange County area is a mature infill market with historically low vacancy rates and strong rent appreciation. The project also features a premiere location with close proximity to an abundance of entertainment and retail amenities including Disneyland, The Anaheim Convention Center, the Honda Center, and Anaheim Stadium. Additionally it offers convenient access to an array of retail amenities which include The Garden Walk, The Outlets at Orange, Main Place Mall, and Old Towne Orange.

The rapidly growing development of the mixed-use Platinum Triangle area of Anaheim and planned OC Vibe are located immediately west of Struck Business Park. The project’s strategic location offers convenient access to the Arctic Transportation Center, the Orange (57), Garden Grove (22), and Riverside (91) freeways as well as John Wayne Airport and the ports of Long Beach and Los Angeles.

INVESTMENT HIGHLIGHTS

- Desirable unit sizes to accommodate a variety of uses and tenant expansion needs.
- Located in a mature market with limited new development opportunity.
- The property will trade significantly below the replacement cost.
- Below market in-place rents offers investors the ability to increase rents.
- Close proximity to the Los Angeles International Airport, and the Long Beach and Orange County Airports.
- Strategic access to the ports of Long Beach and Los Angeles.
- Recent major exterior capital improvements in 2021 include new landscaping, asphalt, exterior paint scheme, and monument sign.

FINANCIAL HIGHLIGHTS

Offering Price: Unpriced

Occupancy 100%

Year 1 NOI: \$564,087

Year 2 NOI: \$675,005





PROPERTY DESCRIPTION

Address:	1523-1547 W. Struck Ave., Orange, CA
Total Building Area:	± 42,750 Sq. Ft.
Office Area:	Aprox. 10%–20%
Land Area:	± 2.45 Acres
Occupancy:	100%
Year Built:	1976
Construction Type:	Concrete Tilt Up
Number of Units:	16–24 Units (16 Currently)
Unit Sizes:	1,461 - 11,420 SF
Loading:	21 Ground Level Doors
Clearance:	14'
Parking Ratio:	2.4:1000 (103 Stalls On Site)
Power:	100-200 Amps Per Unit
Sprinklers:	Yes

STRUCTURAL SPECIFICATIONS



Continuous perimeter concrete grade beams supporting concrete tilt-up panel walls. 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.



Pre-cast concrete tilt-up wall panels, painted finish.



Panelized roof structure utilizing glu-laminate beams and wood joist construction with 1/2 inch thick plywood roof decks. The flat roof membrane is an asphalt builtup roof material with mineral cap sheet.



Aluminum frame mullions with single-glazed glass.



Roof mounted HVAC package units.



Cooper water supply piping and cast iron or ABS waste and vent piping.

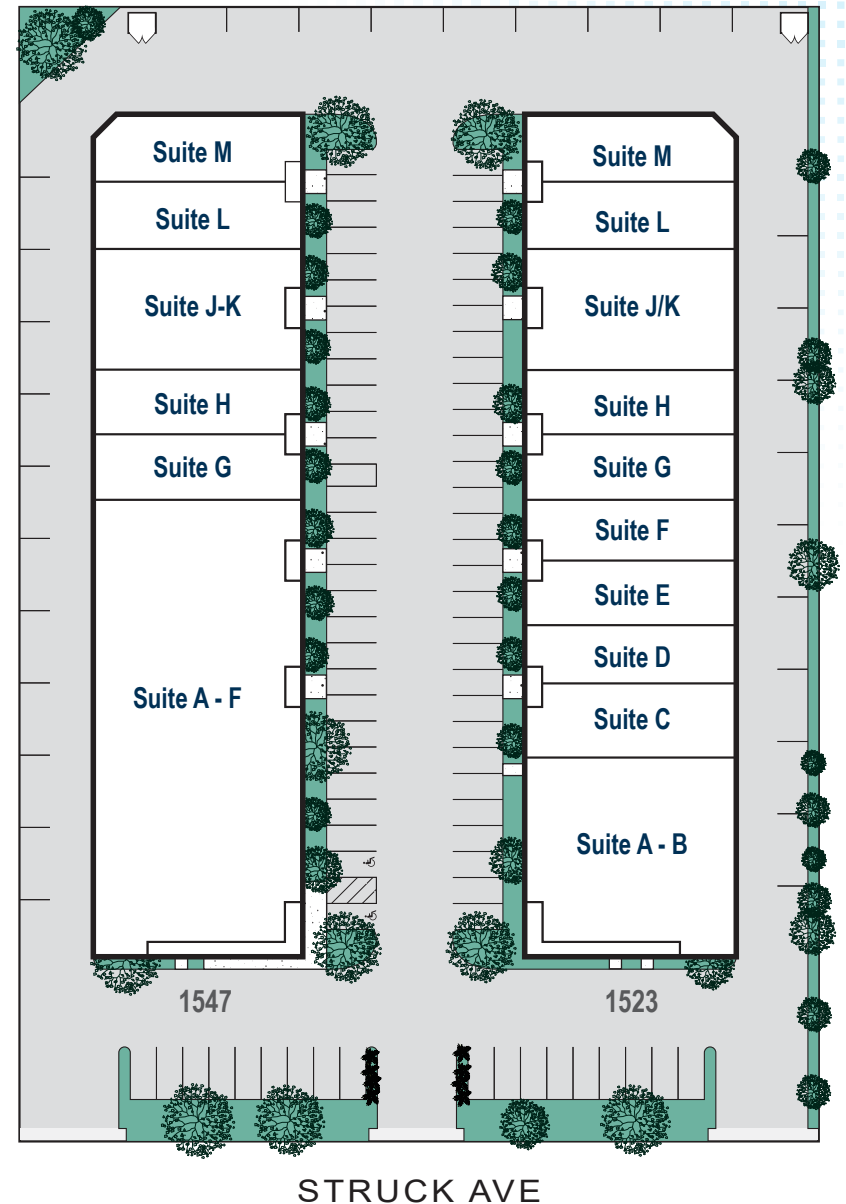


Carpet flooring or vinyl tile in the office areas and vinyl tile flooring in restrooms and kitchen areas.



Light textured drywall with paint finish.

SITE PLAN



LOCATION



12.8 MILES

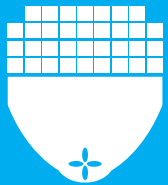
JOHN WAYNE AIRPORT

21.1 MILES

LONG BEACH AIRPORT

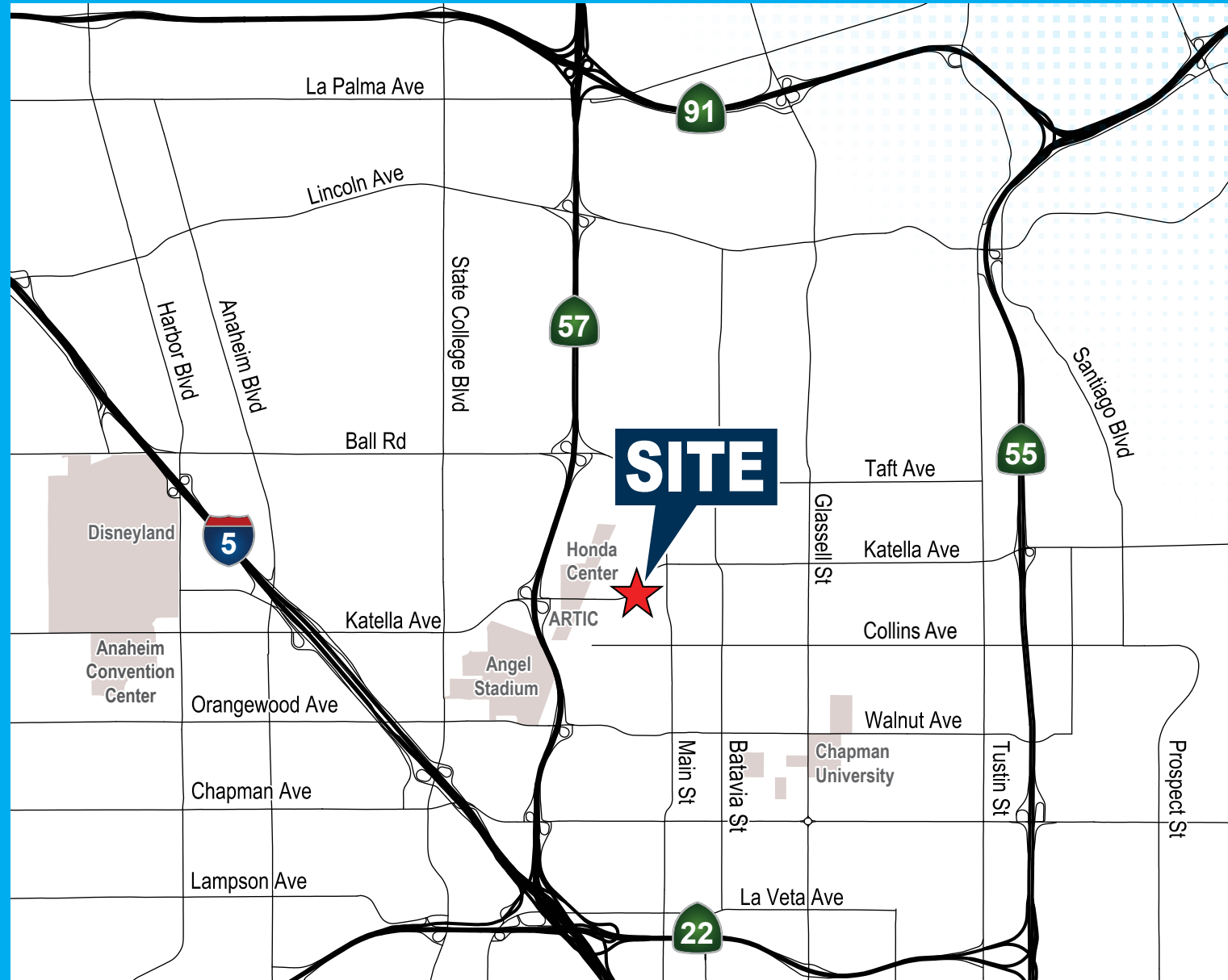
38.8 MILES

LOS ANGELES
INTERNATIONAL AIRPORT



31.1 MILES

PORTS OF LONG BEACH
AND LOS ANGELES





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