

# 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  
INVESTMENT AND REDEVELOPMENT OPPORTUNITY**

EXCLUSIVELY OFFERED BY:

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**Voit**

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

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

### ACCESS DISTANCE TO KEY TRANSPORTATION HUBS

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

### FINANCIAL SUMMARY

<b>Offering Price</b>	Offered Unpriced
<b>Year 1 NOI*</b>	\$957,517
<b>Year 2 NOI*</b>	\$1,033,935

\*Based on existing Property Taxes.

# PROPERTY DESCRIPTION

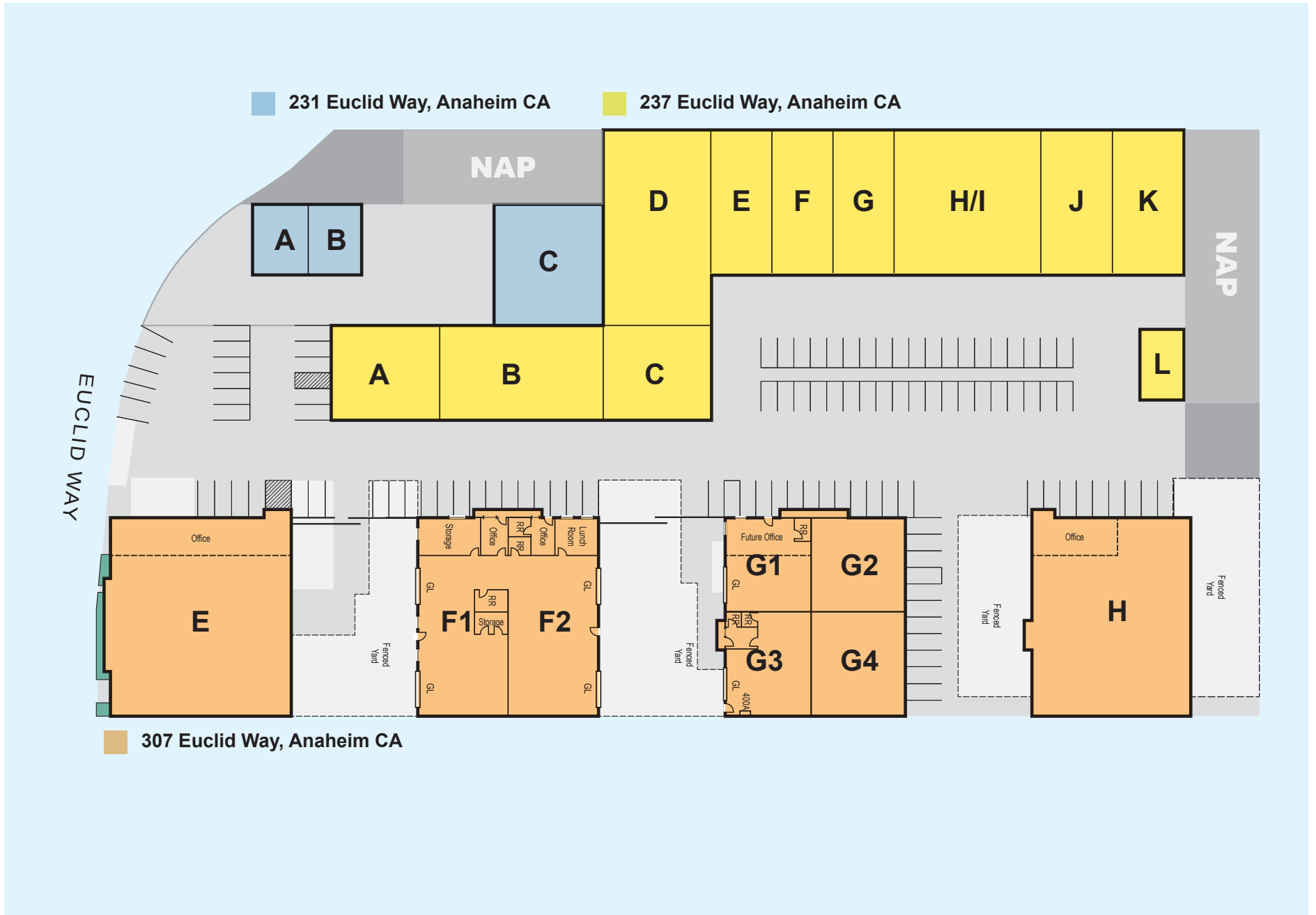
<b>Address</b>	231-307 N. Euclid Way Anaheim, CA	<b>Loading</b>	Ground Level Loading
<b>Total Building Area</b>	88,000 Sq. Ft.	<b>Clearance</b>	14' - 16' (Verify)
<b>Office Area</b>	400 - 800 Sq. Ft. Per Unit	<b>Zoning</b>	I (Industrial)
<b>Parcel Size</b>	4.16 Acres	<b>Parking</b>	98 Striped Parking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

# STRUCTURAL SPECIFICATIONS

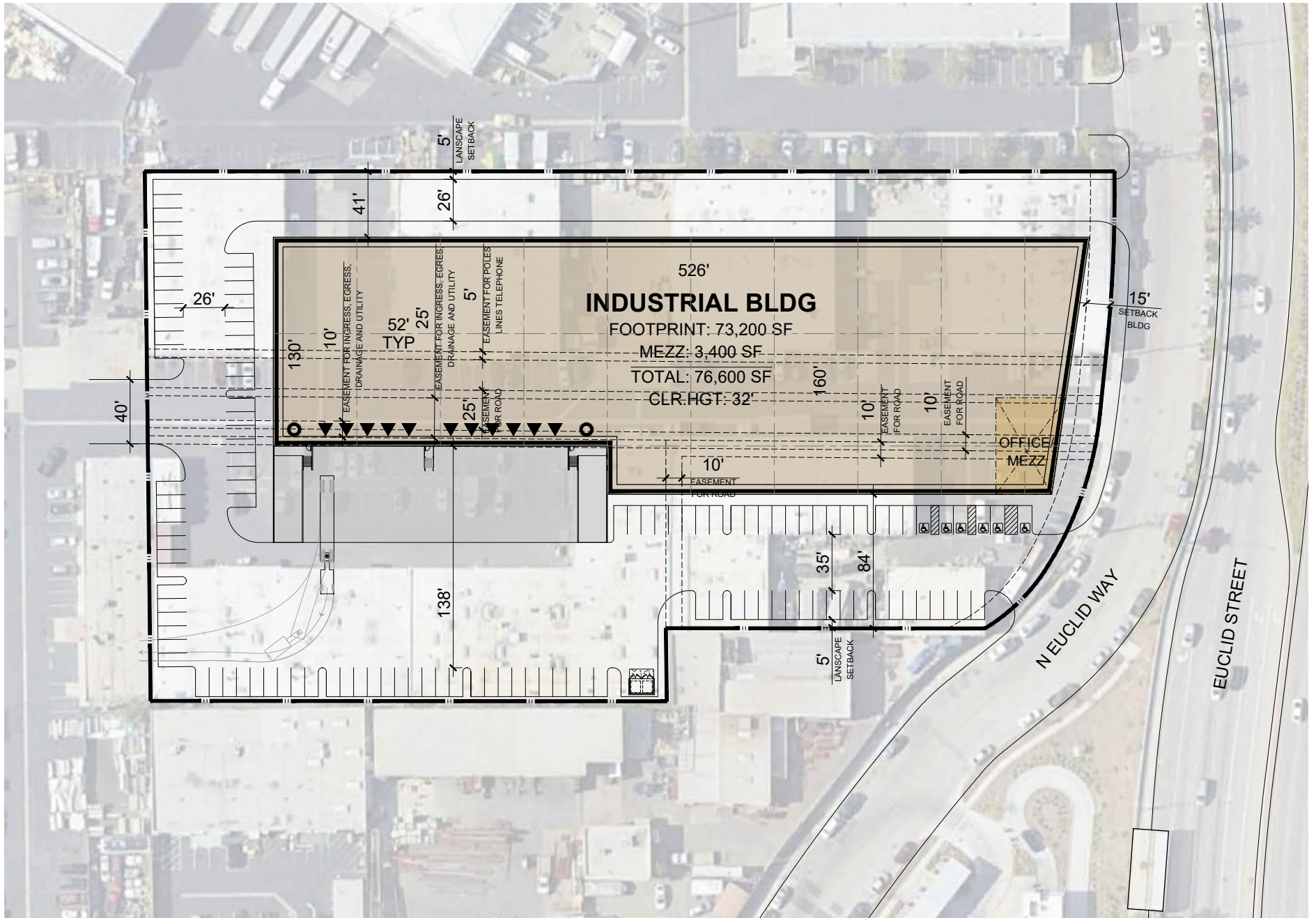
<b>Foundation</b>	The floors are constructed as concrete slab on grade with control joints around each column, at column lines, and at intermittent locations between column lines and perimeter wall.
<b>Exterior Walls</b>	Concrete Tilt-Up / Concrete Block
<b>Roof</b>	Panelized roof structure utilizing 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.
<b>Exterior Doors &amp; Windows</b>	Aluminum frame mullions with single-glazed glass.
<b>HVAC</b>	Roof mounted package units.
<b>Floors</b>	Carpet flooring or vinyl tile in the office areas and vinyl tile flooring in restrooms and kitchen areas.



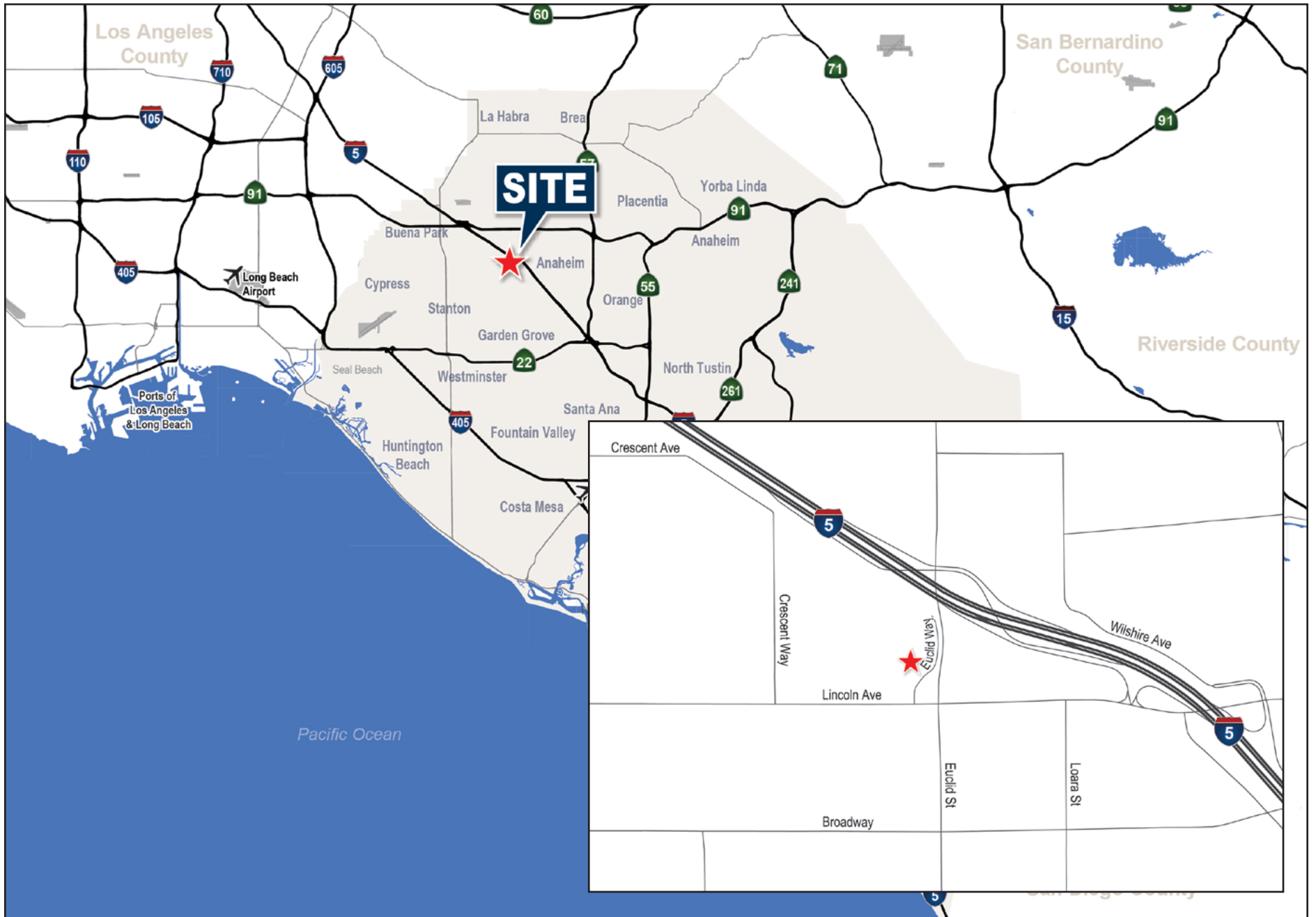
# SITE PLAN



# PROPOSED NEW BUILDING



# REGIONAL MAP



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