

# INSTITUTIONAL QUALITY INDUSTRIAL BUILDING FOR SALE

## FULLY LEASED INVESTMENT OPPORTUNITY



3325 E. LA PALMA AVENUE  
ANAHEIM, CA 92806

**Voit**  
REAL ESTATE SERVICES

**Colliers**  
INTERNATIONAL



# THE OFFERING

Voit Real Estate Services as exclusive advisors is pleased to offer for sale the fee simple ownership of 3325 E. La Palma Ave., Anaheim, a 63,774 sq. ft. institutional quality freestanding industrial building situated on 2.93 acres of land area. Constructed in 2015, the building features approximately 13,675 sq. ft. of high-image two-story office area, 30' of warehouse clearance, an ESFR fire sprinkler system, seven (7) dock high loading positions, 2000 Amps of 277/480 Volt Power, and a large, secured truck court and yard area.

The building is situated in the Anaheim Concourse Business Park, North Orange County's premier master planned business park, which consists of over 1.3 million sq. ft. of buildings on 62.89 acres of land area. The property features major street frontage on La Palma Avenue along with convenient access to Orange County's extensive freeway network and a variety of retail and entertainment amenities including the Honda Center, Anaheim Angels Stadium, Disneyland and the Anaheim Convention Center. The property's strategic North Orange County location also offers easy access to the ports of Los Angeles and Long Beach, as well as the Orange County, Long Beach, and Los Angeles International Airports. Additionally, the building is within walking distance to the Anaheim Canyon Metrolink System (served by the Inland Empire-Orange County Line) and is directly serviced by the Metrolink Shuttle and OCTA Bus Services.

The property is fully occupied by the Norman S. Wright Mechanical Equipment Corporation, a wholly owned subsidiary of Norman S. Wright Climatec Mechanical Equipment, one of the premier and comprehensive suppliers of HVAC products and services in the Southern California market.

## FINANCIAL HIGHLIGHTS

Offering Price:	Offered Unpriced
Year 1 NOI:	\$871,262
Year 2 NOI:	\$897,399

[www.3325LaPalma.com](http://www.3325LaPalma.com)

63,774 SF  
PROJECT SIZE

2.93 AC  
LOT SIZE

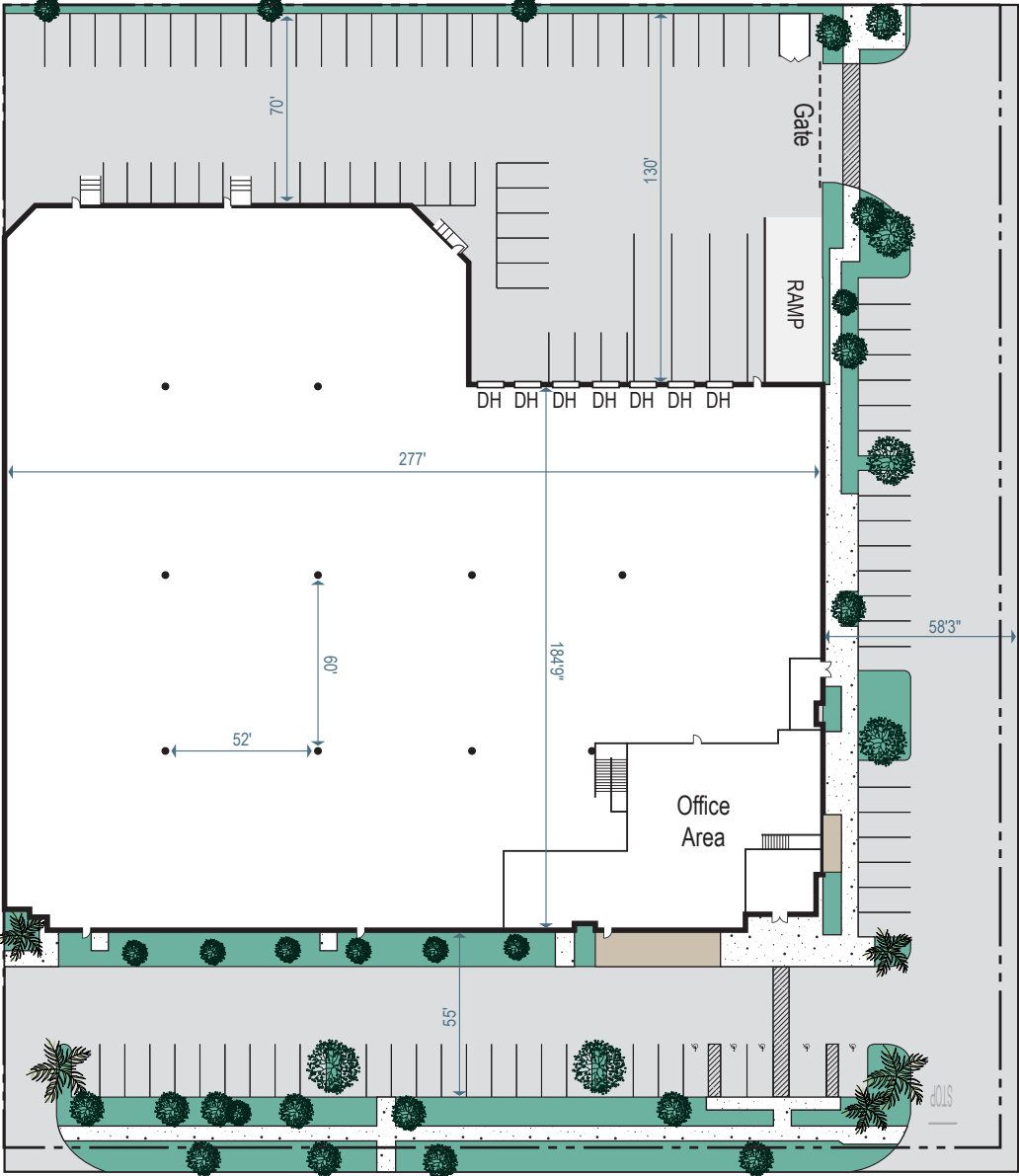


## PROPERTY DESCRIPTION

Building Size:	63,774 SF
Building Type:	Warehouse/Distribution
Land Area:	2.93 Acres
Office Area:	13,675 SF, Two-Story (4,293 of Second Floor Office)
Parking:	1.55/1000
Year Built:	2015
Warehouse Ceiling Height:	30'
Occupancy:	100%
Construction Type:	Reinforced Concrete Tilt-Up
Fire Sprinklers:	ESFR
Number of Floors:	Two (2)

Loading Dock High / Ground Level Doors:	Seven (7) Dock High Doors (9' x 10') One (1) Grade Level Door (12' x 14')
Truck Court:	130', Secured
Parcel Number	345-081-39
Electrical Service	2000 Amps, 277/480 Volts, 3-Phase, 4-Wire Power
Site Coverage:	50%
Zoning:	SP 94-1 (ML)
Yard:	Yes
Skylights:	Yes

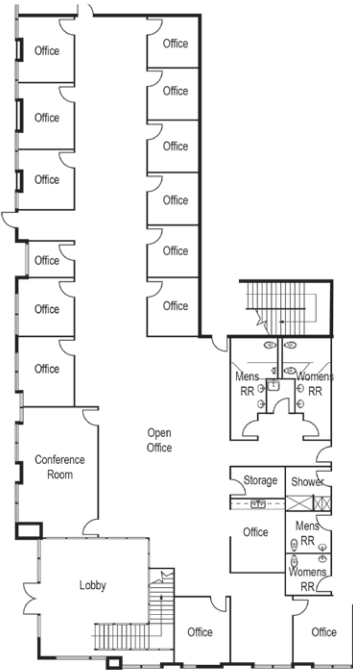
# PROPERTY OVERVIEW



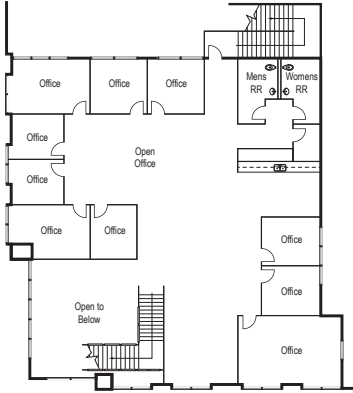
LA PALMA AVE

# SITE PLAN

## FIRST FLOOR



## SECOND FLOOR



# PROPERTY OVERVIEW



## LOCATION MAP



## EXCLUSIVE ADVISORS

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