

**RARE ORANGE COUNTY
MULTI-TENANT BUSINESS PARK
APPROXIMATELY 91,134 SQ. FT.**



**ANTOYAN BUSINESS PARK
1310-1350 W. Collins Avenue
840-898 N. Main Street
1302 W. Collins Avenue
Orange, CA**

Exclusively Offered by:

Voit
REAL ESTATE SERVICES

**Lee &
Associates®**
COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY

Voit Real Estate Services and Lee & Associates are pleased to offer for sale the fee simple ownership of a rare multi-tenant industrial park consisting of five buildings totaling 91,134 sq. ft. situated on 4.62 acres of land. The project is located at the southernwest corner of Main Street and Collins Avenue, Orange, a high identity location with excellent signage and visibility on two major streets.

The project includes 87,479 square feet of industrial space with 37 units ranging from 1,032 and 3,658 square feet of second story office space consisting of 9 units ranging between 345 and 492 square feet. Additional features include ground level loading, fenced yard areas (two buildings only), 2:1000 parking ratio and five driveway entrances which provides excellent vehicle access and circulation throughout the project.

The Antoyan Business Park offers a tremendous “value add opportunity” with most tenants at below market rents on month to month leases which creates an opportunity for immediate rental increases. The project is situated on four legal parcels offering a multiple of exit strategies including the potential sale of individual buildings to investors or owner/users.

The Antoyan Business Park is centrally located in the North Orange County submarket, consistently one of Orange County’s strongest performing industrial market which currently boasts a low 4.25% vacancy rate. The project also offers immediate access to five major freeways including the Pomona (57), Newport (55), Garden Grove (22), Santa Ana (5) and Riverside (91) Freeway as well as convenient access to the ports of Los Angeles and Long Beach and John Wayne Airport and Los Angeles International Airport.

INVESTMENT HIGHLIGHTS

- Desirable unit sizes to accommodate a variety of uses and tenant expansion needs.
- Located in a mature infill market with significant constraints to new development. The property will sell at significantly below replacement cost further insulating the investor from new competition.
- Below market rents on short term lease offers immediate rent growth potential to the investor.
- Situated on four (4) separate parcels which offer flexibility in a potential resale of the property. Two of the buildings are ideal for owner/user sales.
- Easy access to five major freeways including the Pomona (57), Newport (55), Garden Grove (22), Santa Ana (5) and Riverside (91) Freeway.

Exclusively Offered By:

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