

EXECUTIVE SUMMARY

FULLY LEASED SINGLE-TENANT INDUSTRIAL INVESTMENT



**AN APPROXIMATE ± 34,494 SQ. FT.
DISTRIBUTION BUILDING**

1190 E. STANFORD COURT, ANAHEIM, CA

Voit
REAL ESTATE SERVICES

± 34,494 SQ.FT. Industrial Building Fully Leased Single-Tenant Industrial Investment Opportunity

1190 E. Stanford Court, Anaheim, CA

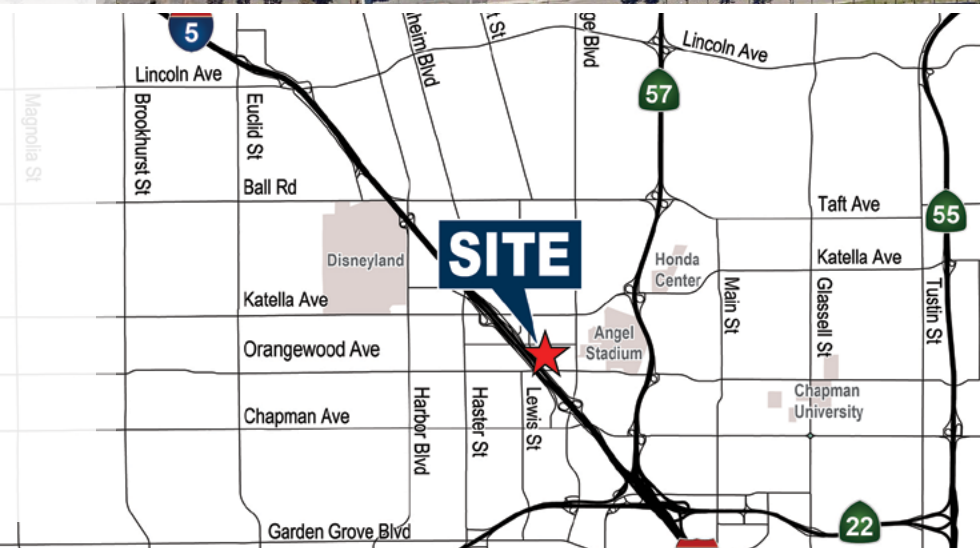


OFFERING SUMMARY

Voit Real Estate Services is pleased to offer for sale 1190 E. Stanford Court, Anaheim, CA a single-tenant industrial building located in the highly desirable Anaheim Stadium Submarket. This approximate 34,474 square foot freestanding building serves as the Orange County warehouse and distribution center for Mygrant Glass Company, a third generation auto glass wholesaler. Constructed in 1979, this freestanding concrete tilt-up building offers a number of amenities including dock high and grade level loading, a large secured yard area, fire sprinklered, and 400 AMPS of power.

The building is located immediately east of the Santa Ana (5) freeway and offers convenient access to the Anaheim Stadium, the Honda Center, the Anaheim Convention Center and Disneyland. This central location also provides convenient access to John Wayne Airport, Long Beach Airport, Los Angeles International Airport, and the Ports of Los Angeles and San Pedro.

Building Size	34,494 SF
Land Area	1.52 Acres
Office Area	4,000 SF
Occupancy	100%
Loading	1 GL / 4 DH (Expandable)
Year One Cap Rate	4.35%
Offering Price	\$5,800,000 (\$168.15 PSF)



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