

1330 KNOLLWOOD CIRCLE, ANAHEIM, CA

100% LEASED SINGLE-TENANT INDUSTRIAL INVESTMENT



**AN APPROXIMATE ±9,800 SQ. FT.
INDUSTRIAL BUILDING FOR SALE**

EXECUTIVE SUMMARY

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

The Offering

Voit Real Estate Services is pleased to offer for sale 1330 N Knollwood Cir, Anaheim, CA, a single tenant fee simple industrial building located in the heart of the highly desirable West Anaheim Industrial submarket. This approximately 9,800 square foot industrial building serves as sales and distribution center for Premier Steel.

Constructed in 1976, this concrete tilt up building offers numerous desirable features such as 400 amps of power and two ground level loading doors.

The property is located in the prestigious Anaheim submarket and offers convenient access to numerous restaurants/retail amenities. The property offers excellent access to the 5, 57, 91 and 22 freeway systems, executive housing and a skilled labor pool. Anaheim is home to Disneyland, Angel Stadium and the Honda Center and is the most desirable business address in North Orange County, one of the nation's top performing industrial markets.

BUILDING SIZE	9,800 SF
OFFICE AREA	2,200 SF
OCCUPANCY	100%
TENANT	Premier Steel
LEASE TYPE	AIR Industrial Single-Tenant Lease - Net
LEASE TERM	Two (2) Years After, Close of Escrow
YEAR ONE NOI	\$117,600
YEAR ONE CAP RATE	4.46%
ASKING PRICE	\$2,636,200 (\$269 PSF)



Investment Highlights

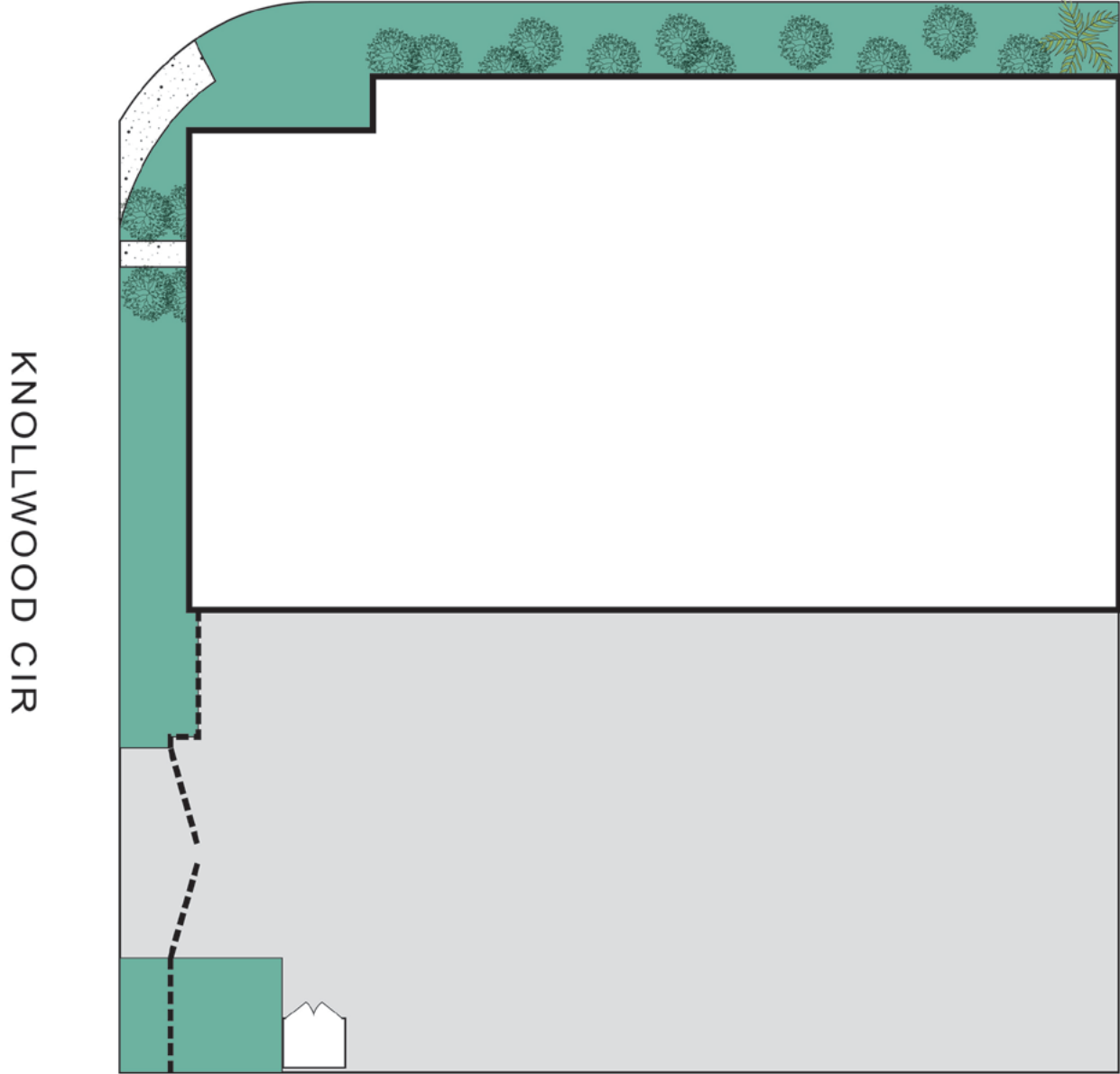
- Highly desirable West Anaheim Stadium submarket with immediate access to the Riverside (91) and Santa Ana (5) Freeways.
- Strong performing submarket with a low vacancy rate of 1.29% in Anaheim.
- Significant development in the adjacent Anaheim Platinum Triangle with over 4,000 newly constructed residential units.

Property Description

OCCUPANCY	100%
BUILDING SIZE	9,800 SF
YEAR BUILT	1976
LOT SIZE	20,908 SF (0.48 Acres)
CONSTRUCTION TYPE	Concrete Tilt-Up Panel
OFFICE AREA	Approximately 2,200 Square Feet
NUMBER OF FLOORS (OFFICE)	One (1)
PARCEL NUMBER	070-801-19
ZONING	Industrial
PARKING RATIO	2:1000 (estimate)
CLEAR HEIGHT	16' Minimum
POWER	400 AMPS of Power (Verify)
LOADING DOORS	Two (2) 10' x 12' Ground Level
FIRE SPRINKLERS	No
YARD	Large Secured Yard



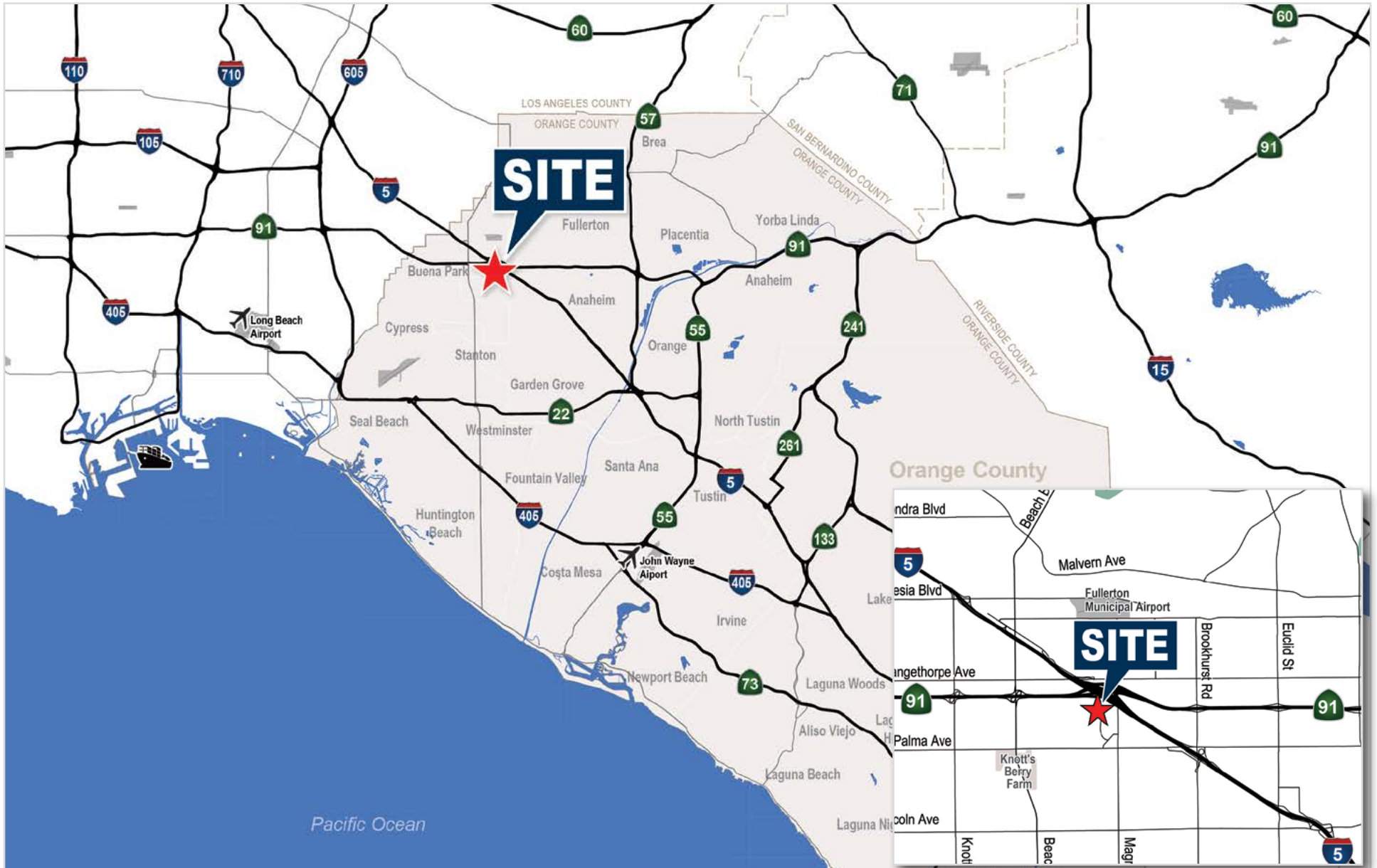
Site Plan



Aerial



Location Maps



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Exclusively
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