

# TREMENDOUS 100% LEASED INVESTMENT IN SOUTH ORANGE COUNTY | OWN IT NOW



- 43,240 SF Industrial Building
- *2.52 Acres Of Prime Real Estate In Master Planned Business Park*
- **New Long-Term Lease Already In Place**
- *Contains Many Sought-After Features*
- *For South OC Commercial Property*





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# Ready To Increase Your Wealth? 949-366-2020



### Quick Highlights:

Just minutes away from the Pacific Ocean, white sand beaches, major transportation corridors, and with two large amenity centers around the corner, this ideal location will keep tenants satisfied for years into the future.

Located within a Master Planned business park that currently has a 1.5% vacancy rate. Ultra-functional interior floor plan and elegant office fixtures.

### Investment Features:

- CAP Rate: 5.2%
- NOI: \$492,936
- Asset Value: \$9,500,000
- Value Per Square Foot: \$219.70
- Single Tenant
- Occupancy: 100%
- Total Building Size: 43,240 SF
- Current Lease Term: 5 Years | Plus Two, 5-Year Options To Renew (15 Years Total)
- Power: 800 Amps (Extra-Power)
- Dock-High Loading Doors: 2 (Extremely Hard To Find In South Orange County)
- Ground-Level Loading Doors: 2
- Warehouse Height: 26'
- Parking Stalls: 81
- Land Size: 2.52 Acres
- Year Built: 1998
- Private Lot With Exclusive Entry