

ANAHEIM INDUSTRIAL

1773 W. Lincoln Avenue Building R&S, Anaheim, CA 92801



OFFERING SUMMARY

SALE PRICE:	\$220.00 / SF
NUMBER OF UNITS:	2
CAP RATE:	3.35%
NOI/GROSS RENTS:	\$59,000/\$81,120
LOT SIZE:	19,780 SF
YEAR BUILT:	1957
BUILDING SIZE:	8,000 SF
ZONING:	Industrial (General)
MARKET:	Anaheim
PRICE / SF:	\$220.00

PROPERTY OVERVIEW

Tom Gonzalez from G&S Group | KW Commercial presents a multi-tenant industrial building For Sale. The building is situated in the City of Anaheim, proximity to the 5 freeway, surrounded in a multi-tenant industrial park. The property is a two-unit building, comprised of +/-8,000 square feet total with a lot size of +/-19,780 SF. Both units have their own private fenced yards. Investment opportunity in the industrial market. Call Tom for an appointment.

PROPERTY HIGHLIGHTS

- Industrial Building of approximately 8,000 SF
- Investment Opportunity
- 100% Occupied
- Ceiling Height 14-16 FT
- Ample Parking
- High Electrical Amperage
- Proximity to the 5 Freeway
- Surrounded by Multi-Tenant Industrial Building

G&S Group | KW COMMERCIAL

TOM GONZALEZ
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CA DRE #01487226

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



G & S GROUP
COMMERCIAL REAL ESTATE SERVICES

INDUSTRIAL FOR SALE

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Each Office Independently Owned and Operated kwcommercial.com

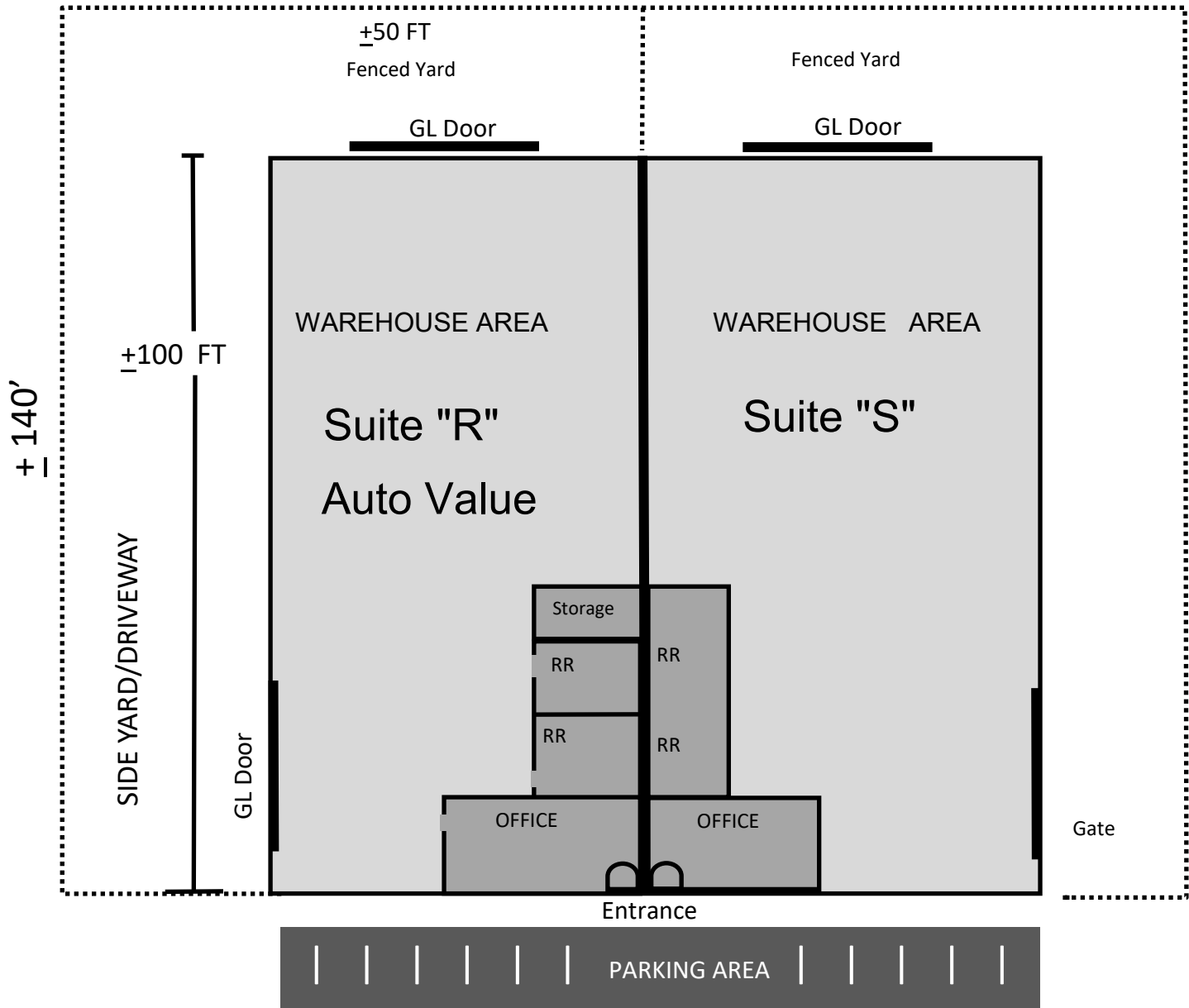
ANAHEIM INDUSTRIAL WAREHOUSE

1773 West Lincoln Avenue, Anaheim California 92801

FOR SALE

Building \pm 8,000 SF

Building R & S



For more information call

Tom Gonzalez, Director

714.726.3007

Lic. 1487226

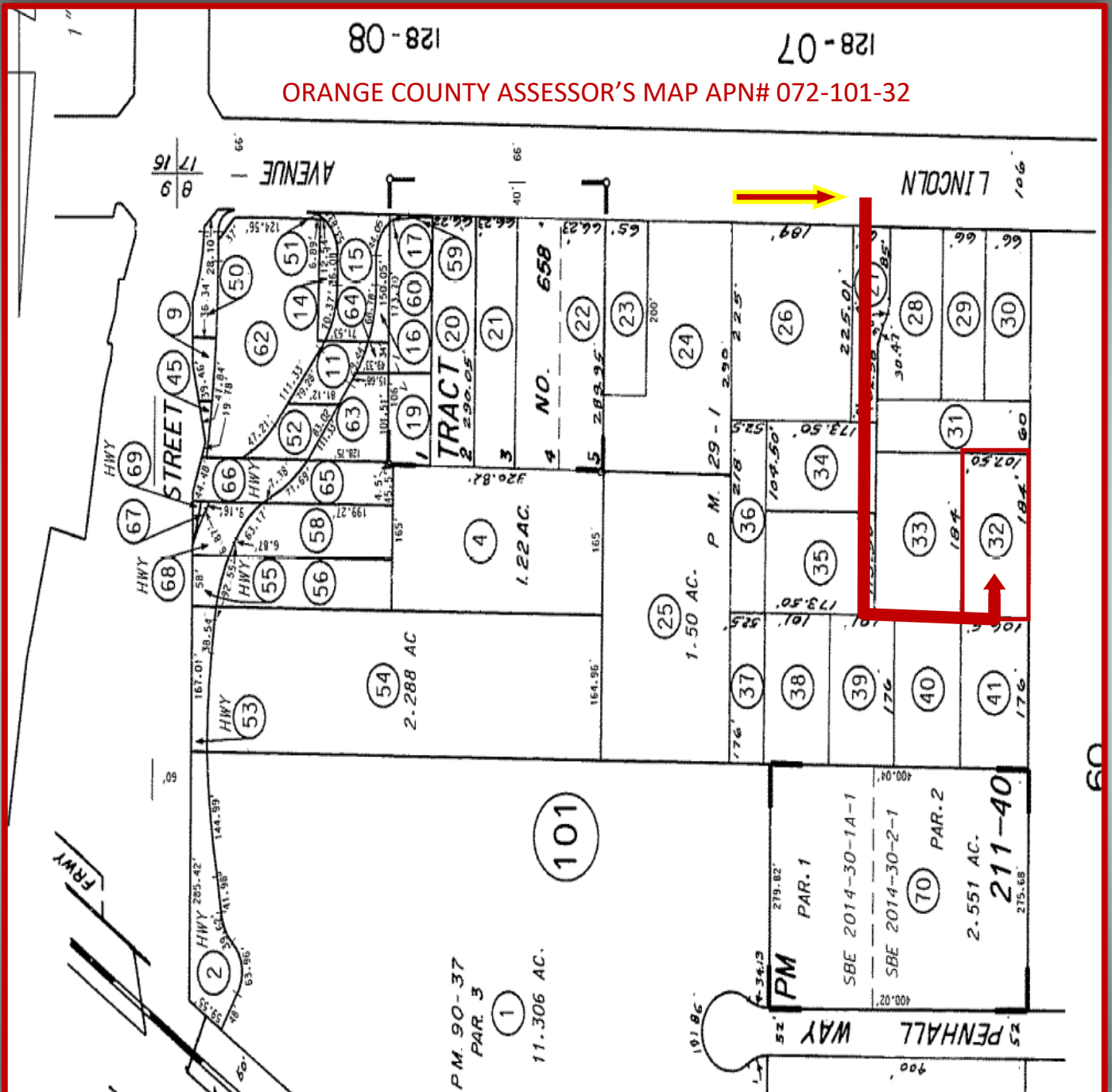


180 N. Riverview Drive Suite 320,
Anaheim Hills California 92808

ANAHEIM | BREA | FULLERTON | LAGUNA NIGUEL

ORANGE COUNTY ASSESSOR'S PARCEL MAP

APN # 072-101-32-LOT SIZE: 19,780



For more information call

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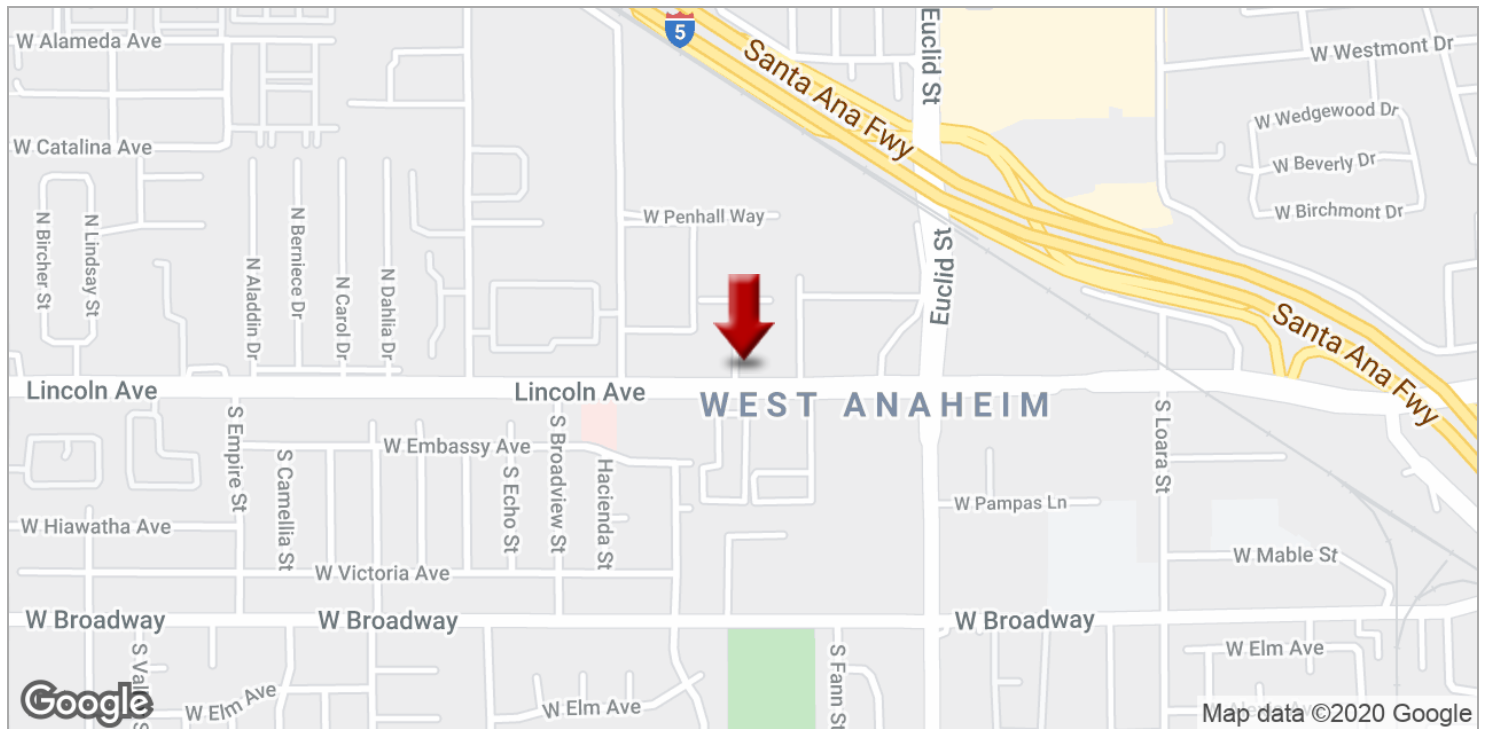
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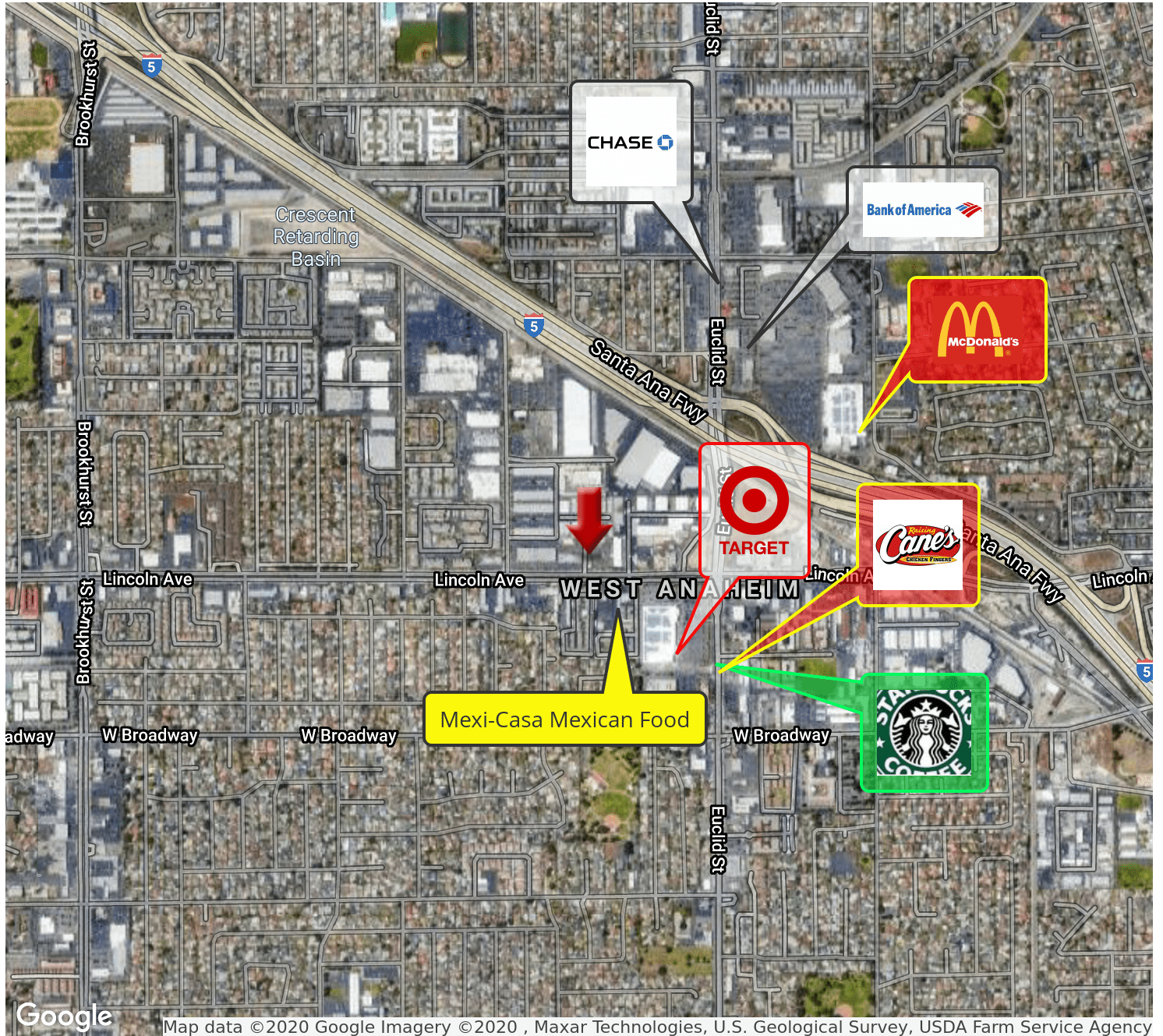


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INDUSTRIAL FOR SALE



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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
					\$0		
Automotive	R	4,000	08/01/2016	08/01/2021	\$28,320	50.0	\$7.08
Cosmo Party Rentals	S	4,000	02/01/2020	01/31/2023	\$52,800	50.0	\$13.20
Totals/Averages		8,000			\$81,120		\$20.28

This property has the potential CAP RATE of 5.00%

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Sale Comps

1773 W Lincoln Ave - Bldg R-S

8,000 SF Industrial Warehouse

PREPARED BY



Tom Gonzalez
Director



Sale Comparables

17

Avg. Cap Rate

4.9%

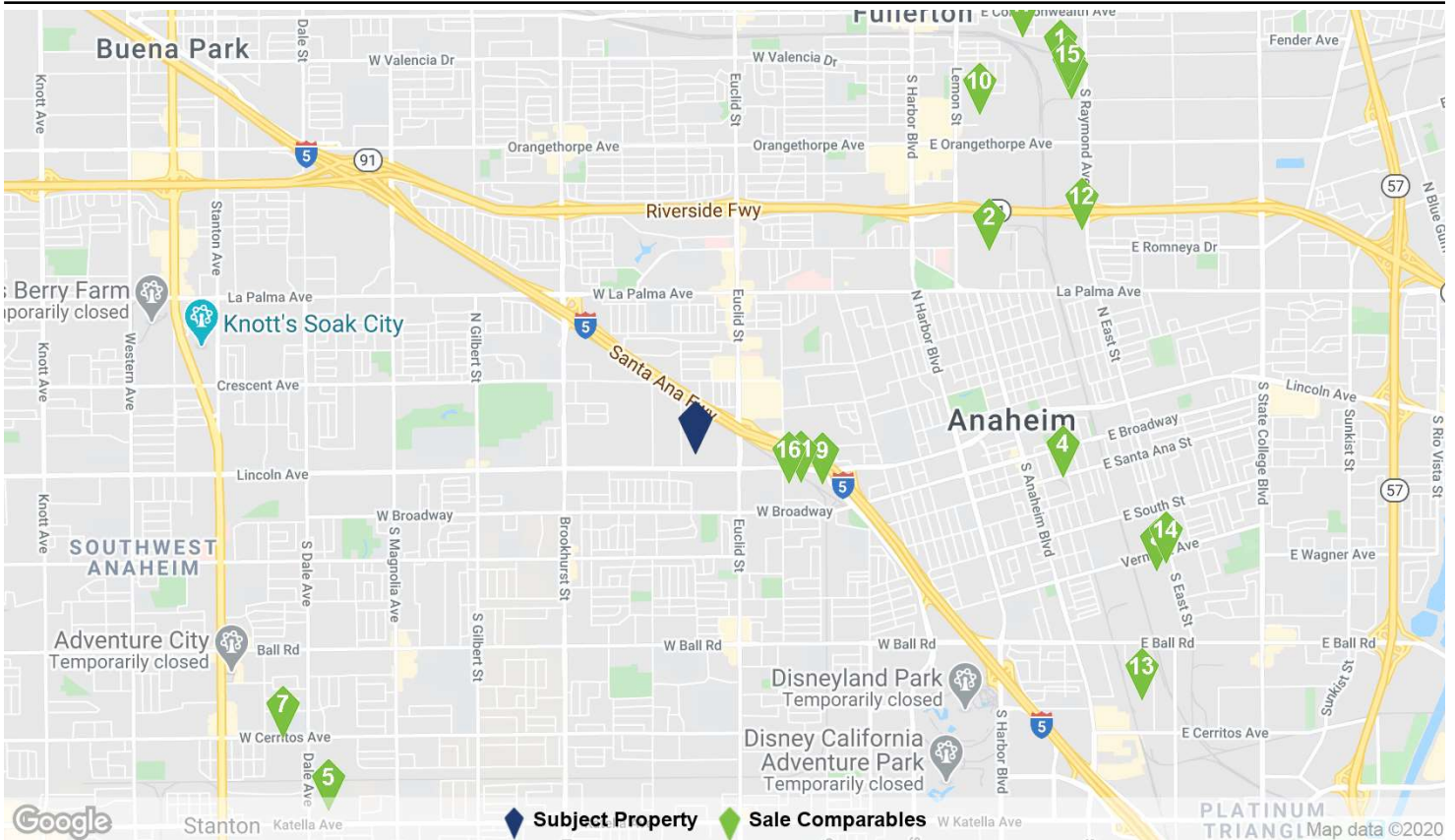
Avg. Price/SF

\$224

Avg. Vacancy At Sale

16.0%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$1,255,000	\$2,060,257	\$2,050,000	\$3,000,000
Price Per SF	\$172	\$224	\$236	\$308
Cap Rate	4.8%	4.9%	4.9%	5.0%
Time Since Sale in Months	1.3	11.7	11.5	21.4
Property Attributes	Low	Average	Median	High
Building SF	4,700	9,213	9,768	14,000
Ceiling Height	11'	15'11"	16'	25'
Docks	0	0	0	0
Vacancy Rate At Sale	0%	16.0%	0%	100%
Year Built	1956	1971	1968	2006
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 1.7	★ ★ ★ ★ ★	★ ★ ★ ★ ★

Investment Trends

1773 W Lincoln Ave - Bldg R-S

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 1121-1127 E Ash Ave	★★★★★	1961	12,000	0%	3/6/2020	\$2,360,000	\$197	-
2 1179 N Patt St	★★★★★	2006	5,907	0%	2/28/2020	\$1,820,000	\$308	-
3 1126 E Elm Ave	★★★★★	1970	12,502	0%	12/19/2019	\$2,150,000	\$172	5.0%
4 501 S Olive St	★★★★★	1973	13,008	0%	11/15/2019	\$2,450,000	\$188	-
5 8614 Central Ave	★★★★★	1963	8,118	0%	7/26/2019	\$1,580,000	\$195	-
6 1111-1115 E Kimberly Ave	★★★★★	-	11,707	0%	7/1/2019	\$3,000,000	\$256	-
7 8350 Cerritos Ave	★★★★★	1976	9,768	0%	6/14/2019	\$2,050,000	\$210	-
8 1001-1003 E Arlee Pl	★★★★★	1961	10,125	0%	5/14/2019	\$2,379,375	\$235	-
9 1506-1512 W Center St	★★★★★	1965	5,355	0%	4/30/2019	\$1,500,000	\$280	4.8%
10 1808 N National St	★★★★★	1968	10,000	50.0%	4/17/2019	\$2,520,000	\$252	-
11 1522-1526 W Embassy St	★★★★★	1960	8,000	0%	1/9/2019	\$1,888,000	\$236	-
12 1331 N East St	★★★★★	1978	6,000	100%	12/28/2018	\$1,434,000	\$239	-
13 Bldg 5 750 E Debra Ln	★★★★★	1991	4,700	0%	11/12/2018	\$1,255,000	\$267	-
14 1040 E Lacy Ave	★★★★★	1968	10,694	0%	10/30/2018	\$2,663,000	\$249	-
15 1136-1138 Elm Ave	★★★★★	1968	5,130	0%	10/24/2018	\$1,300,000	\$253	-
16 1552-1556 W Embassy St	★★★★★	1970	14,000	100%	7/31/2018	\$2,975,000	\$213	-
17 620 E Walnut Ave	★★★★★	1956	9,600	0%	7/2/2018	\$1,700,000	\$177	-

ORANGE COUNTY INVESTMENT TRENDS

Industrial assets in Orange County continue to draw significant investor interest. Total industrial sales volume in Orange County over the past three years is roughly \$6.1 billion. Among other property types, only office assets commanded higher totals.

While the first half of 2019 started slowly, the trend changed with the sale of the Albertsons distribution center at 9300 Toledo Way in early July. The 1-million-SF facility sold for a record \$277.7 million, in a sale-leaseback transaction. This sale bolstered 2019 sales volume and total volume in 2019 hit a record high for the cycle.

Outside of the Albertsons sale, many of the year's largest trades have been assets have been a part of the newly completed Beckman Business Center located in Fullerton. Of the seven properties that delivered at the end of 2018, five of the assets sold in 19Q1. The largest trade was Prologis purchasing three warehouses in the complex totaling 663,260 SF for a little under \$123.7 million (\$186/SF) in January. After Prologis bought the properties in January, it began advertising all three buildings for lease.

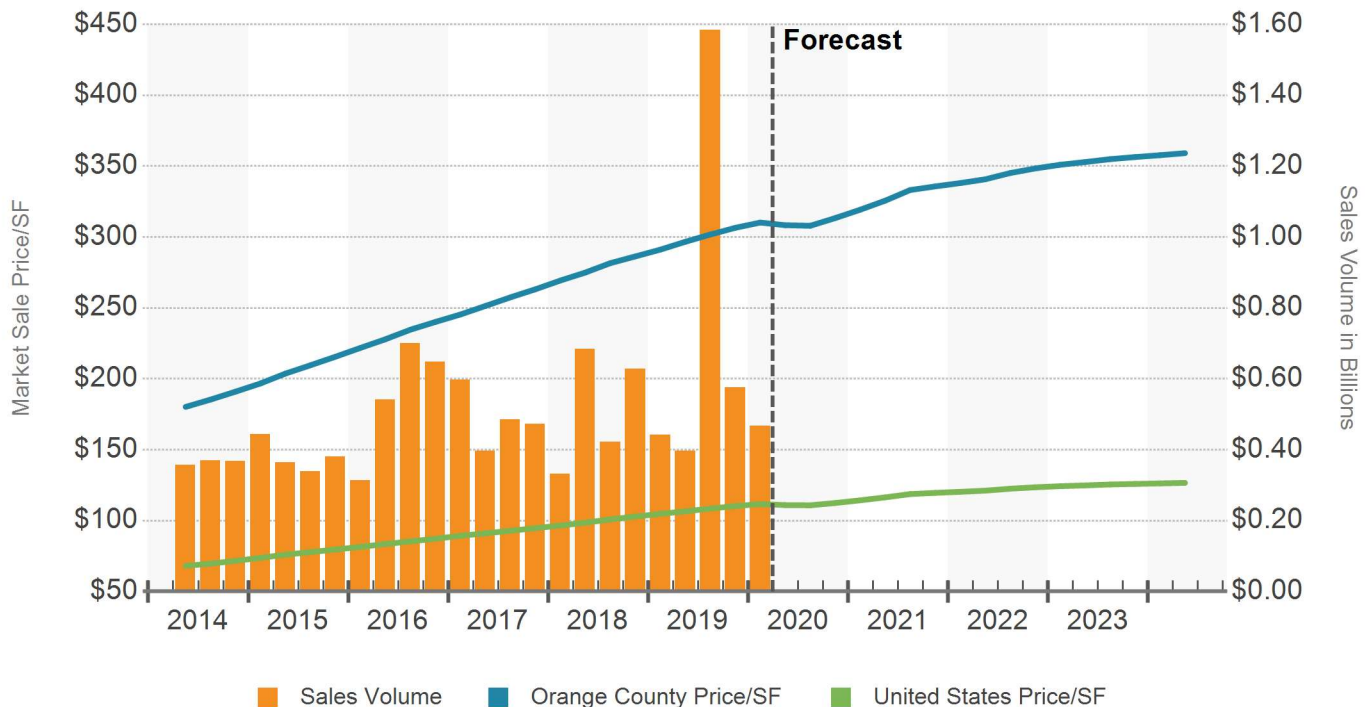
Outside of the Fullerton assets, a few other properties have sold as parts of larger bulk portfolios. In the city of Orange, the fully leased warehouse at 445-449 W Freedom Ave. sold in April for \$41.8 million (\$162/SF) along with properties in Carlsbad and the City of Industry, totaling \$76.6 million.

The Albertson's facility wasn't the only notable sale-leaseback to occur. In October, CenterPoint Properties bought the Dixie Group warehouse in Santa Ana for \$37.2 million or \$183/SF. The carpet and flooring manufacturer signed a 10-year, triple net lease on the property at the close of the sale. This resulted in a 5% cap rate at close. The new owners noted the loss of inventory throughout Orange County as a factor in the value of the asset.

In addition to record-setting individual sales, just under 5% of the inventory turned over in 2019. Pricing also continued to rise, as market sale prices increased by 6.7% year-over-year and now sit at around \$310/SF.

Industrial average market cap rates, sitting at around 4.4%, are also among the nation's lowest in the OC but remain slightly higher than Los Angeles.

SALES VOLUME & MARKET SALE PRICE PER SF



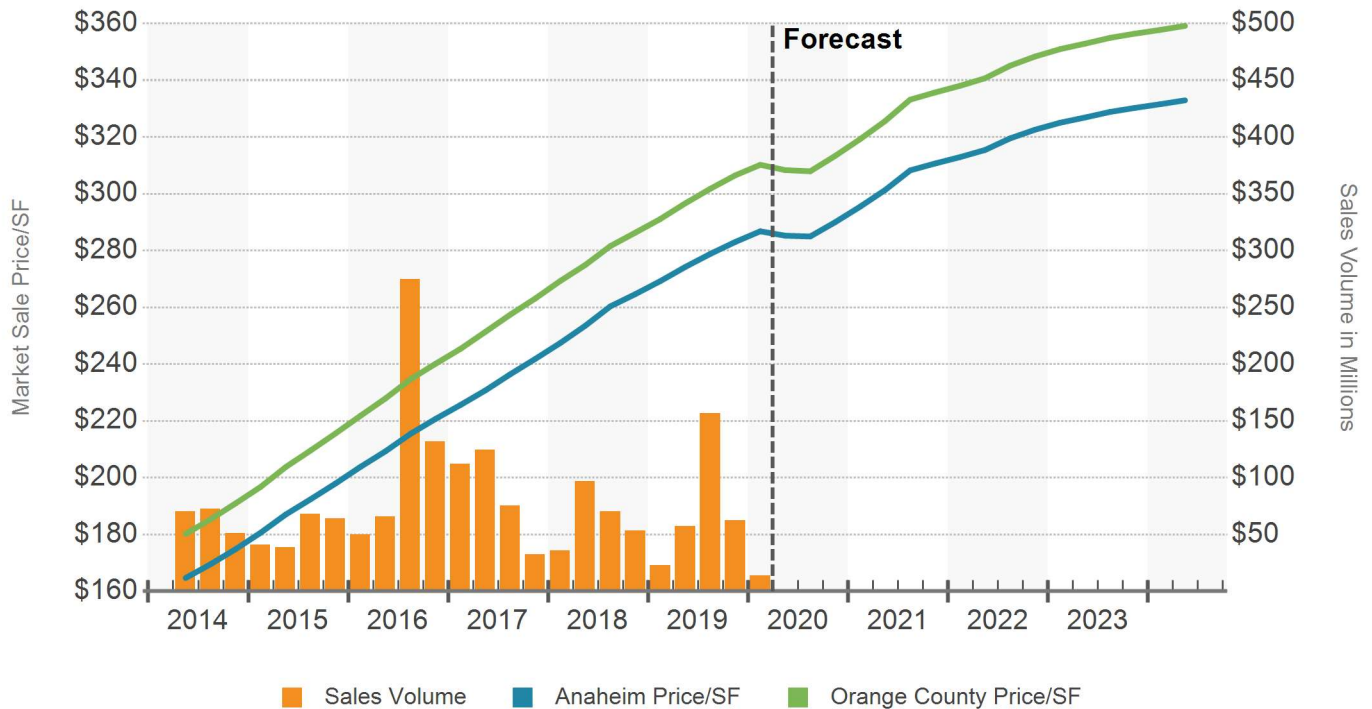
ANAHEIM INVESTMENT TRENDS

With the largest industrial inventory in Orange County, Anaheim is typically among the heaviest-traded submarkets in the metro, and both local and institutional money are active. Sales volume, however, started slowly, with only two trades over \$10 million, outside of portfolio sales, having taken place in the submarket. In May 1441-1445 S Sunkist St. sold for \$13 million, or \$324/SF. The 40,000-SF manufacturing facility was built in 1977 and was fully occupied by Legrand. One of the other larger trades in 2019 was the sale of 3390 E Miraloma Ave. in January for just under \$7 million (\$214/SF). The 32,500-SF warehouse was vacant at the time of sale, with new owners Alere Property Group hoping to lease out the

property in the near future. The asset had last sold in 2010 for just under \$4.5 million (\$137/SF) right after the property delivered.

Later in August, the Fry's Electronics at 3370 E La Palma Ave. sold for \$40 million. The electronics retailer will be moving out of the 129,000 SF in March 2020, and new owner Prologis is already marketing the space out. Prologis indicated that it seeks out opportunities for converting retail big-box sites that offer easy access to highways and are close to major markets. This is especially true in infill markets like Orange County.

SALES VOLUME & MARKET SALE PRICE PER SF



Sale Comps Details

1773 W Lincoln Ave - Bldg R-S

1 1121-1127 E Ash Ave

Distance to Subject Property: 3.0 Miles



SALE

Sale Type:	Owner User
Sale Date:	3/6/2020
Time On Mar...	37 Days
Sale Price:	\$2,360,000
Price/SF:	\$197

SALE TERMS

Sale Conditio...	Deferred Maintenance
Financing:	1st Mortgage: Privat...

PROPERTY

Type:	Warehouse
Year Built/Re...	1961
RBA:	12,000 SF
Ceiling Height:	14'
Docks:	None
Power:	200-400a 3p 3w
Vacancy At S...	0%
Cranes:	None
Rail Served:	None
Parking:	6 free Surface Spaces a...

CONTACTS

Buyer:	Erin Eckert
Seller:	T Roberts J H & Le E T...
Buyer Broker:	Sentinel Realty Partner...
Listing Broker:	Voit Real Estate Servic...

TRANSACTION NOTES

This is the sale of an industrial building in Orange County. The new owner plans on using 2/3rds of the building for their business. The other 1/3r...

2 1179 N Patt St

Distance to Subject Property: 2.0 Miles



SALE

Sale Type:	Owner User
Sale Date:	2/28/2020
Time On Mar...	184 Days
Sale Price:	\$1,820,000
Price/SF:	\$308

SALE TERMS

Sale Conditio...	1031 Exchange
Financing:	1st Mortgage: First...

PROPERTY

Type:	Warehouse
Year Built/Re...	2006
RBA:	5,907 SF
Ceiling Height:	22'-24'
Docks:	None
Power:	400a/277-480v 3p
Vacancy At S...	0%
Parking:	12 Surface Spaces are...

CONTACTS

Buyer:	Gerald & Nohline L'Ecu...
Seller:	Sung D & Yun N Lee
Listing Broker:	Newmark Knight Frank...

TRANSACTION NOTES

This is the sale of an industrial building with a total square footage of 5,907. The property featured private offices, reception areas, and restroom...

Sale Comps Details

1773 W Lincoln Ave - Bldg R-S

3 1126 E Elm Ave

Distance to Subject Property: 3.0 Miles



SALE

Sale Type:	Investment
Sale Date:	12/19/2019
Time On Mar...	45 Days
Sale Price:	\$2,150,000
Price/SF:	\$172
Cap Rate:	5.0%

SALE TERMS

Sale Conditio...	1031 Exchange
Financing:	1st Mortgage: First...

PROPERTY

Type:	Service
Year Built/Re...	1970
RBA:	12,502 SF
Ceiling Height:	16'
Docks:	None
Vacancy At S...	0%
Cranes:	None
Rail Served:	None
Parking:	40 free Surface Spaces...

CONTACTS

Buyer:	Onofrio Saputo
Seller:	Jewett Family Trust
Buyer Broker:	DAUM Commercial Rea...

TRANSACTION NOTES

This was the sale of a 16 unit, multi-tenant industrial building totaling approx. 12,502 SF. The property is fully leased and current rents are under...

4 501 S Olive St

Distance to Subject Property: 2.1 Miles



SALE

Sale Type:	Investment
Sale Date:	11/15/2019
Time On Mar...	263 Days
Sale Price:	\$2,450,000
Price/SF:	\$188

SALE TERMS

Financing:	Foothill Fin'l Lp (-/C...
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PROPERTY

Type:	Warehouse
Year Built/Re...	1973
RBA:	13,008 SF
Docks:	None
Vacancy At S...	0%
Parking:	Surface Spaces @ \$0.0...

CONTACTS

Buyer:	AB Capital, LLC
Seller:	Richard Teske
Buyer Broker:	Lee & Associates Com...
Listing Broker:	Lee & Associates Com...

TRANSACTION NOTES

Purchased by an investor this is the sale of two industrial buildings zoned for industrial, but with residential use possible. Details were not disclos...

Sale Comps Details

1773 W Lincoln Ave - Bldg R-S

5 8614 Central Ave

Distance to Subject Property: 2.9 Miles



SALE

Sale Type:	Investment
Sale Date:	7/26/2019
Time On Mar...	150 Days
Sale Price:	\$1,580,000
Price/SF:	\$195

SALE TERMS

Sale Conditio...	Sale Leaseback
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PROPERTY

Type:	Warehouse
Year Built/Re...	1963
RBA:	8,118 SF
Ceiling Height:	13'-25'
Docks:	None
Power:	600a
Vacancy At S...	0%
Cranes:	None
Parking:	5 free Surface Spaces a...

CONTACTS

Buyer:	Yu Shan Cheng
Seller:	Nichols Trust
Listing Broker:	DAUM Commercial Rea...

TRANSACTION NOTES

This was the sale of two freestanding buildings totaling 8,118 total square feet. Front Building 4,000 SF, Rear Building 4,118 SF. There is approx...

6 1111-1115 E Kimberly Ave

Distance to Subject Property: 3.0 Miles



SALE

Sale Type:	Owner User
Sale Date:	7/1/2019
Time On Mar...	75 Days
Sale Price:	\$3,000,000
Price/SF:	\$256

SALE TERMS

Financing:	1st Mortgage Bal/P...
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PROPERTY

Type:	Warehouse
RBA:	11,707 SF
Ceiling Height:	15'
Docks:	None
Power:	200-1,000a/277-480v 3p...
Vacancy At S...	0%
Cranes:	None
Rail Served:	None
Parking:	22 free Surface Spaces...

CONTACTS

Buyer:	Nvision Investments, Inc
Seller:	Ray K Chen
Listing Broker:	Colliers International -...

TRANSACTION NOTES

The listing broker confirmed a sale price of \$6,000,000. The buyer is an owner / user. Recorded documents were not available at the time of pub...

Sale Comps Details

1773 W Lincoln Ave - Bldg R-S

7 8350 Cerritos Ave

Distance to Subject Property: 2.9 Miles



SALE

Sale Type:	Owner User
Sale Date:	6/14/2019
Time On Mar...	182 Days
Sale Price:	\$2,050,000
Price/SF:	\$210

SALE TERMS

Financing:	1st Mortgage: Catha...
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PROPERTY

Type:	Manufacturing
Year Built/Re...	1976
RBA:	9,768 SF
Ceiling Height:	16'
Docks:	None
Power:	400a
Vacancy At S...	0%
Cranes:	None
Rail Served:	None
Parking:	Surface Spaces @ \$0.0...

CONTACTS

Buyer:	Richard Wynn, Tung N...
Seller:	Todd Kusserow
Buyer Broker:	Ashwill Associates Co...
Listing Broker:	Lee & Associates Com...

TRANSACTION NOTES

The seller represents a group of private investors. The buyer owns the adjoining property 10540 Ashdale St and is expanding thier operations. \$...

8 1001-1003 E Arlee Pl

Distance to Subject Property: 2.7 Miles



SALE

Sale Type:	Owner User
Sale Date:	5/14/2019
Time On Mar...	111 Days
Sale Price:	\$2,379,375
Price/SF:	\$235

SALE TERMS

Financing:	1st Mortgage Bal/P...
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PROPERTY

Type:	Manufacturing
Year Built/Re...	1961
RBA:	10,125 SF
Ceiling Height:	11'-12'6"
Docks:	None
Power:	1,000a/240-480v Heavy
Vacancy At S...	0%
Cranes:	None
Rail Served:	None
Parking:	10 free Surface Spaces...

CONTACTS

Buyer:	Christopher Glew, Jose...
Seller:	M/M Thomas & Christin...
Buyer Broker:	Coldwell Banker Reside...
Listing Broker:	Voit Real Estate Servic...

TRANSACTION NOTES

This is the sale of an industrial property that can be divisble into 2 units. The transaction represents an owner user sale, with the buyer planning t...

Sale Comps Details

1773 W Lincoln Ave - Bldg R-S

9

1506-1512 W Center St

Distance to Subject Property: 0.7 Miles



SALE

Sale Type:	Investment
Sale Date:	4/30/2019
Time On Mar...	238 Days
Sale Price:	\$1,500,000
Price/SF:	\$280
Cap Rate:	4.8%

SALE TERMS

Financing:	1st Mortgage Bal/P...
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PROPERTY

Type:	Service
Year Built/Re...	1965
RBA:	5,355 SF
Ceiling Height:	14'
Docks:	None
Power:	2,200a 3p Heavy
Vacancy At S...	0%
Cranes:	None
Parking:	25 free Surface Spaces...

CONTACTS

Buyer:	Anaheim Center St LLC
Seller:	Wolfcat Corp
Buyer Broker:	Green Sites LLC - Farid...
Listing Broker:	TNG Real Estate - Jess...

TRANSACTION NOTES

The brokers involved confirmed a sale price of \$1,500,000. This was an investment with a cap rate of 4.81%. Tenant vacated at time of sale. Thi...

10

1808 N National St

Distance to Subject Property: 2.5 Miles



SALE

Sale Type:	Owner User
Sale Date:	4/17/2019
Time On Mar...	69 Days
Sale Price:	\$2,520,000
Price/SF:	\$252

SALE TERMS

Financing:	1st Mortgage: Zions...
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PROPERTY

Type:	Warehouse
Year Built/Re...	1968
RBA:	10,000 SF
Ceiling Height:	15'
Docks:	None
Power:	400a/120-240v 3p 4w
Vacancy At S...	50.0%
Cranes:	None
Rail Served:	None
Parking:	19 free Surface Spaces...

CONTACTS

Buyer:	Schwarz Revocable Trust
Seller:	John Jory Corporation
Buyer Broker:	The McCabe Company -...
Listing Broker:	Lee & Associates Com...

TRANSACTION NOTES

Seller cashed out, the buyer will occupy 50% of the building doing business as St Clair Plastics. The remaining 5,000 square feet is available for...

Sale Comps Details

1773 W Lincoln Ave - Bldg R-S

11 1522-1526 W Embassy St

Distance to Subject Property: 0.6 Miles



SALE

Sale Type:	Owner User
Sale Date:	1/9/2019
Time On Mar...	125 Days
Sale Price:	\$1,888,000
Price/SF:	\$236

SALE TERMS

Financing:	1st Mortgage: Zions...
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PROPERTY

Type:	Warehouse
Year Built/Re...	1960
RBA:	8,000 SF
Ceiling Height:	12'-16'
Docks:	None
Power:	400a/240v 3p
Vacancy At S...	0%
Cranes:	None
Rail Served:	None
Parking:	7 free Surface Spaces a...

CONTACTS

Buyer:	William Shanahan
Seller:	MacLeith D G & P A Trust
Buyer Broker:	Time Realty - David Kang
Listing Broker:	Bryan Industrial Proper...

TRANSACTION NOTES

This was an owner user purchase with Greenbull Construction as the tenant.

12 1331 N East St

Distance to Subject Property: 2.6 Miles



SALE

Sale Type:	Owner User
Sale Date:	12/28/2018
Time On Mar...	113 Days
Sale Price:	\$1,434,000
Price/SF:	\$239

SALE TERMS

Financing:	1st Mortgage: Zions...
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PROPERTY

Type:	Warehouse
Year Built/Re...	1978
RBA:	6,000 SF
Ceiling Height:	16'-18'
Docks:	None
Vacancy At S...	100%
Cranes:	None
Rail Served:	None
Parking:	20 free Surface Spaces...

CONTACTS

Buyer:	JDM HypeBeast LLC
Seller:	Kosakura Family Trust
Buyer Broker:	Associated Commercial...
Listing Broker:	Associated Commercial...

TRANSACTION NOTES

This is the sale of a freestanding industrial building with a square footage of 6,000. The listing broker reports an escrow length of 30 days with no...

Sale Comps Details

1773 W Lincoln Ave - Bldg R-S

13 750 E Debra Ln - Bldg 5

Distance to Subject Property: 2.9 Miles



SALE

Sale Type:	Owner User
Sale Date:	11/12/2018
Time On Mar...	89 Days
Sale Price:	\$1,255,000
Price/SF:	\$267

SALE TERMS

Financing:	1st Mortgage: Unite...
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PROPERTY

Type:	Warehouse
Year Built/Re...	1991
RBA:	4,700 SF
Ceiling Height:	16'
Docks:	None
Power:	400a
Vacancy At S...	0%
Parking:	5 free Surface Spaces a...

CONTACTS

Buyer:	Eva Zhong Huo
Seller:	CBC Machine Co.
Buyer Broker:	Voit Real Estate Servic...
Listing Broker:	Voit Real Estate Servic...

TRANSACTION NOTES

This is the sale of an Industrial building with a square footage of 4,700. The listing broker and buyer broker confirmed the sale with no deferred...

14 1040 E Lacy Ave

Distance to Subject Property: 2.8 Miles



SALE

Sale Type:	Owner User
Sale Date:	10/30/2018
Time On Mar...	60 Days
Sale Price:	\$2,663,000
Price/SF:	\$249

SALE TERMS

Financing:	1st Mortgage: CIT B...
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PROPERTY

Type:	Warehouse
Year Built/Re...	1968
RBA:	10,694 SF
Ceiling Height:	18'
Docks:	None
Power:	400a/120-208v 3p 4w
Vacancy At S...	0%
Cranes:	None
Rail Served:	None
Parking:	18 free Surface Spaces...

CONTACTS

Buyer:	Nowlin Properties Prop...
Seller:	Akbar Majid
Buyer Broker:	DAUM Commercial Rea...
Listing Broker:	DAUM Commercial Rea...

TRANSACTION NOTES

The buyer and brokers involved confirmed a sale price of \$2,663,000. It was reported that escrow took about 60 days. This was not part of a 103...

Sale Comps Details

1773 W Lincoln Ave - Bldg R-S

15 1136-1138 Elm Ave

Distance to Subject Property: 3.0 Miles



SALE

Sale Type:	Investment
Sale Date:	10/24/2018
Time On Mar...	36 Days
Sale Price:	\$1,300,000
Price/SF:	\$253

SALE TERMS

Sale Conditio...	Build to Suit, High V...
Financing:	1st Mortgage Bal/P...

PROPERTY

Type:	Warehouse
Year Built/Re...	1968
RBA:	5,130 SF
Ceiling Height:	14'
Docks:	None
Vacancy At S...	0%
Cranes:	None
Rail Served:	None
Parking:	5 free Surface Spaces a...

CONTACTS

Buyer:	Toan Luu
Seller:	Plexi Displays Inc
Buyer Broker:	Coldwell Banker Reside...
Listing Broker:	C2 Financial Corporatio...

TRANSACTION NOTES

On 10/24/2018, the 5,130 SF industrial building located at 1136-1138 Elm Ave in Fullerton, CA sold for \$1,300,000, or \$253.41 per SF. The buil...

16 1552-1556 W Embassy St

Distance to Subject Property: 0.6 Miles



SALE

Sale Type:	Owner User
Sale Date:	7/31/2018
Time On Mar...	151 Days
Sale Price:	\$2,975,000
Price/SF:	\$213

SALE TERMS

Financing:	1st Mortgage: Catha...
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PROPERTY

Type:	Warehouse
Year Built/Re...	1970
RBA:	14,000 SF
Ceiling Height:	16'
Docks:	None
Power:	800a/120-240v 3p 4w He...
Vacancy At S...	100%
Cranes:	None
Rail Served:	None
Parking:	24 free Surface Spaces...

CONTACTS

Buyer:	A & T Investments GP
Seller:	Pacific Westline, Inc.
Buyer Broker:	Bryan Industrial Proper...
Listing Broker:	Bryan Industrial Proper...

TRANSACTION NOTES

This is for the sale of the 14,000 Sf industrial building for \$2.975 M. Per the brokers this was a straight forward deal and weren't any conditions a...

Sale Comps Details

1773 W Lincoln Ave - Bldg R-S



620 E Walnut Ave

Distance to Subject Property: 3.0 Miles



SALE

Sale Type:	Owner User
Sale Date:	7/2/2018
Sale Price:	\$1,700,000
Price/SF:	\$177

SALE TERMS

Financing:	2nd Mortgage: ZB, N...
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PROPERTY

Type:	Warehouse
Year Built/Re...	1956
RBA:	9,600 SF
Docks:	None
Vacancy At S...	0%
Cranes:	None
Parking:	10 free Surface Spaces...

CONTACTS

Buyer:	Ace Restoration & Wate...
Seller:	Angelus Pacific Company
Buyer Broker:	NAI Capital - Doug Wub...
Listing Broker:	Premier Pacific Properti...

TRANSACTION NOTES

This is the sale of a freestanding industrial building with a square footage of 9,600. The buyer broker reports an escrow length of 90 days with ab...