

FOR SALE
±5,907 SF

**1225 N Patt St.
Anaheim, CA 92801**



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



John Son

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DRE# 01069091

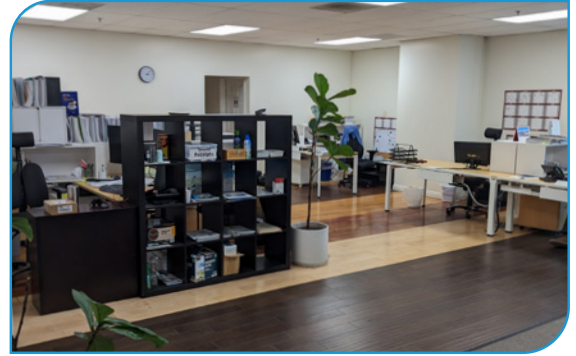
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HIGHLIGHTS

- FOR SALE: ±5,907 SF INDUSTRIAL PROPERTY
- ADDRESS: 1225 N PATT ST, ANAHEIM, CA 92801
- BUILDING SIZE: ±5,907 SF
- LAND: ±0.36 AC
- YEAR BUILT: 2006
- POWER: 400 AMPS
- WAREHOUSE SIZE: ±4,105 SF
- OFFICE SIZE: ±3,370 SF OF 2 STORY OFFICE SPACE (±1,802 SF PERMITTED AND BONUS ±1,568 SF NOT INCLUDED IN SF)
- CEILING HEIGHT: 22'
- FIRE SPRINKLER SYSTEM
- 1 GROUND LEVEL DOOR
- POTENTIAL SALE/LEASEBACK OPPORTUNITY FOR INVESTOR (SEE NEXT PAGE FOR DETAILS)
- 16 PARKING SPACES
- CONVENIENT LOCATION PROXIMITY TO 91 & 5 FWYS
- CLEAN & WELL MAINTAINED OFFICE AREA
- APN: 035-011-10



All information contained herein has been provided by Seller/ Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.



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SALE/LEASE BACK TERMS AND CONDITIONS:

(Base Rent: 5% cap with 3% annual increase)

1st Yr	\$9,583.33/M	\$114,999.96/Y
2nd Yr	\$9,870.83/M	\$118,449.96/Y
3rd Yr	\$10,166.95/M	\$122,003.40/Y
Total:		\$355,453.32

Term: 3 years AIR NNN Lease

TENANT PROFILE:

- Since 2008 in Anaheim CA
- 3 Locations (Korea, USA & Vietnam)
- US Subsidiary of BKT21 in Korea
(www.bkt21.co.kr)

TOMORROW
 **ATER**

(www.tomorrowwater.com
dba in USA)

Tomorrow Water is a pioneer in developing technologies that radically improve the efficiencies of wastewater and biosolids treatment, biogas generation, and upcycling of organic waste into valuable end products. We are also developing digital model solutions that dramatically reduce design costs, support and automate operators' decisions to reduce operational costs and risks.

With 170 patents and growing, we continually develop technologies to radically change the concept of a wastewater treatment or resource recovery facility.

We are a company that believes success is not just measured by financial numbers but the impact we make towards making sanitation more accessible, enabling economic development and decarbonizing wastewater infrastructure. This a core principle, central to our strategy, that drove us to develop our Moonshot "Tomorrow Water Project" and Co-Flow sustainable datacenter solution.

We provide comprehensive solutions that include unit technologies, fully integrated processes and complete design-build, operate and financed turnkey solutions to meet all of our clients' requirements.



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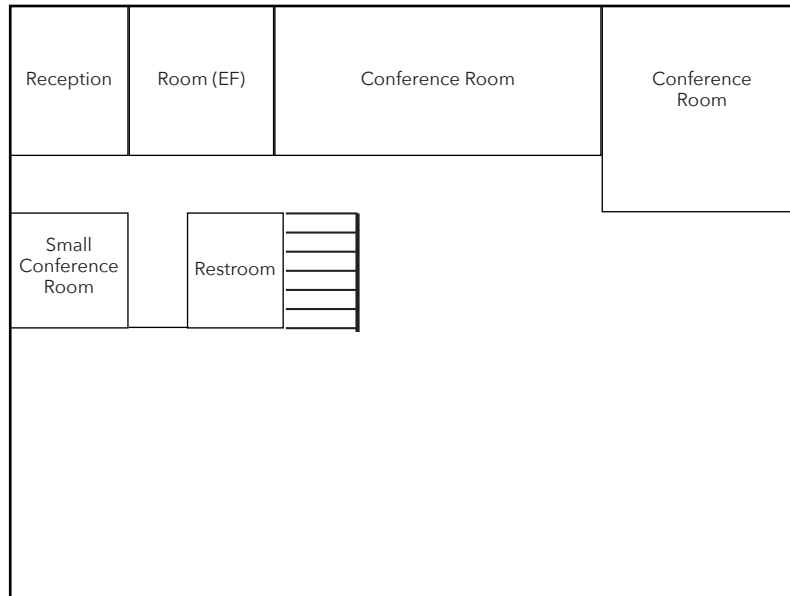
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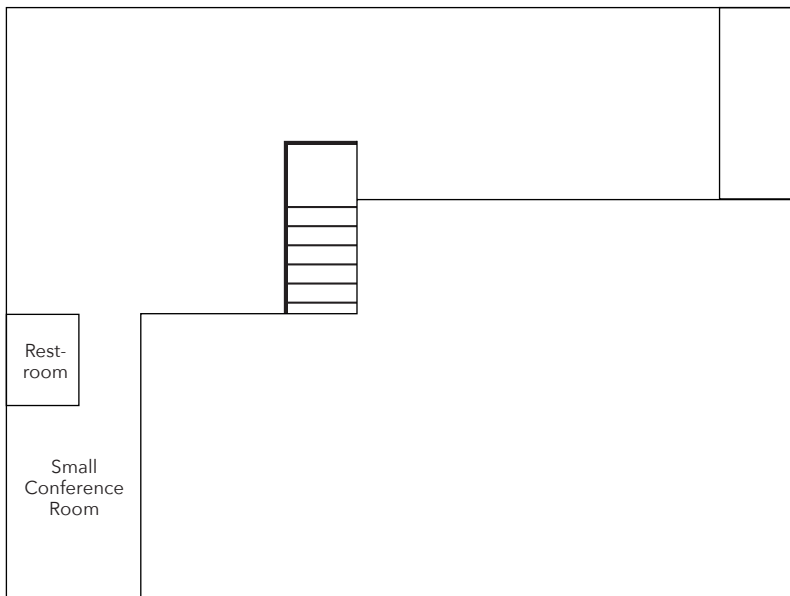
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First Floor



Second Floor



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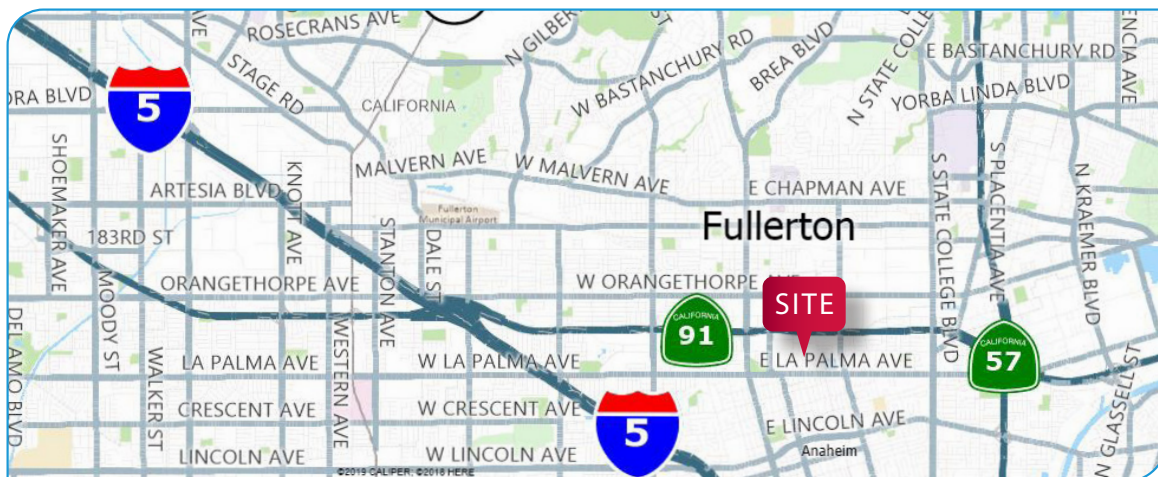
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