

**FULLY LEASED
STATE-OF-THE-ART MANUFACTURING/DISTRIBUTION BUILDING**

EXECUTIVE SUMMARY

Voit

REAL ESTATE SERVICES

±54,600 SQ. FT.

19762 PAULING FOOTHILL RANCH, CALIFORNIA

Exclusively Offered By:

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THE OFFERING

Voit Real Estate Services is pleased to offer for sale 19762 Pauling Avenue, Foothill Ranch, CA, a 54,600 square foot fully leased state-of-the-art distribution/manufacturing building situated on 2.903 acres of land area. The building is located in the highly desirable South Orange County Submarket and serves as home to Oleum Tech, a California Corporation, an innovative provider of wireless M2M communication and industrial and automotive solutions.

Constructed in 1998, this concrete tilt-up building features state-of-the-art amenities including 26' of minimum warehouse clearance, a double exterior truck well, two (2) grade level doors, a fenceable yard area, and well distributed heavy power.

The property is strategically located in Foothill Ranch, California, home to a variety of well recognized companies, including: Applied Medical Research, Oakley, and Kawasaki Motor Sports. The Property also offers convenient access to John Wayne Airport, Long Beach Airport, Los Angeles International Airport and the ports of Long Beach and San Pedro.

Investment Highlights

- Highly desirable South Orange County location with convenient access to the Santa Ana (5) Freeway, San Diego (405) Freeway, the Eastern Transportation Corridor (133) Toll Road, and the Foothill Transportation Corridor (241) Toll Road.
- High Image building features including 26' of warehouse clearance and 15,000 square feet of highly improved office area.
- Single-tenant building with limited maintenance and property management requirements.
- Historically strong submarket boasting a low vacancy rate of 3.75%.
- Stable cash flow from a regional credit tenant, Oleum Tech who has made extensive capital investment making lease renewal highly likely.
- Below market in place rent, creating the opportunity to significantly enhance returns on a lease renewal or re-tenanting.



TOTAL BUILDING SIZE	54,600 Square Feet
LAND AREA	2.903 Acres
NUMBER OF BUILDINGS	One (1)
TENANT	Oleum Tech, a California Corporation
LEASE TYPE	AIR Standard Industrial / Commercial Single-Tenant Lease-Net
PROJECTED YEAR ONE NET INCOME	\$528,120
ASKING PRICE	Offered Unpriced

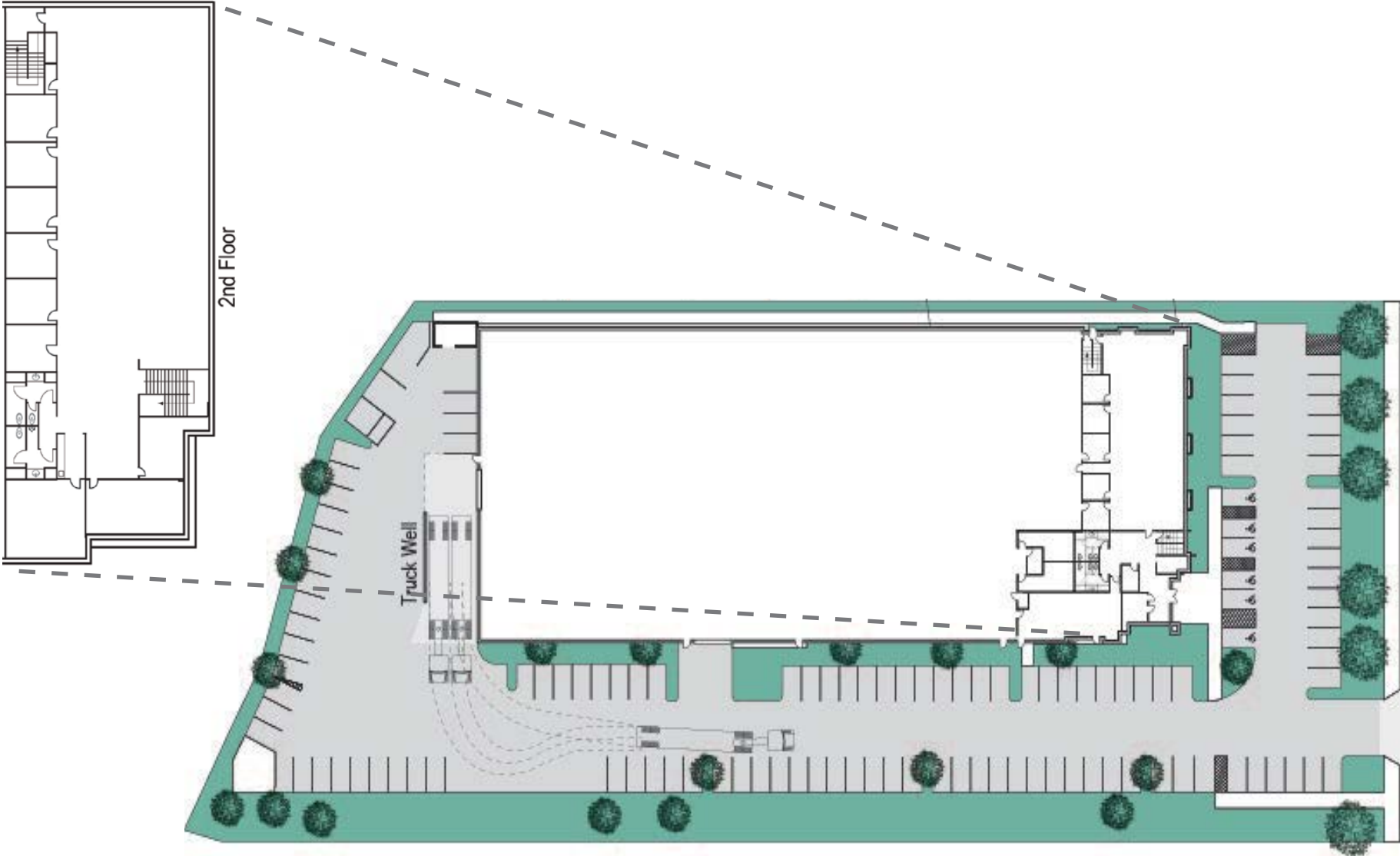
*Based on current property taxes

PROPERTY DESCRIPTION

BUILDING SIZE	±54,600 Square Feet
LAND AREA	2.903 Acres
OFFICE AREA	±15,000 Square Feet Two (2) Story
PARKING	135 Stalls
YEAR BUILT	1998
WAREHOUSE CEILING HEIGHT	26'
CONSTRUCTION TYPE	Reinforced Concrete Tilt-Up
FIRE SPRINKLERS	Yes
NUMBER OF FLOORS	Two (2)
LOADING DOCK HIGH / GROUND LEVEL	2 DH / 2 GL
PARCEL NUMBER	612-064-06
ELECTRICAL SERVICE	2000 Amps; 277/480 Volt 3 phase power
ZONING	PC County
HVAC	Roof mounted package units servicing office areas. Warehouse served by swamp coolers and AC
YARD	Fenceable
ROOF	Built-up Mineral Composition



FLOOR & SITE PLAN



LOCATION



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