

EXECUTIVE SUMMARY

100% LEASED SINGLE-TENANT NNN INDUSTRIAL INVESTMENT



AN APPROXIMATE \pm 7,632 SQ. FT.
INDUSTRIAL BUILDING FOR SALE

1688 SIERRA MADRE CIRCLE, PLACENTIA, CA

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

± 7,632 SQ.FT. Industrial Building 100% Leased Single-Tenant NNN Industrial Investment

1688 Sierra Madre Cirle, Placentia, CA



OFFERING SUMMARY

Voit Real Estate Services is pleased to offer for sale 1688 Sierra Madre Circle, Placentia, CA, a single tenant industrial building located in the highly desirable Placentia/East Anaheim Submarket. This approximately 7,632 square foot industrial building serves as the corporate headquarters for HAI Advanced Material Specialists, Inc., which is an industry leader in thermal spray products since 1979. Constructed in 1982, this high-image, corner unit concrete tilt up industrial condo offers numerous desirable amenities such as 17 feet of minimum warehouse clearance, an oversized 20 foot wide roll up loading door, fire sprinklers, 600 amps of power (verify) and a recently constructed bonus breakroom/office space. The property is also part of a professionally maintained business park that minimizes the ownership's maintenance responsibilities.

The property is located in the prestigious Anaheim Canyon corridor area, which provides excellent access to multiple freeway systems (91, 57, 55) as well as abundant corporate housing and deep labor markets. Placentia is also part of the North Orange County submarket, which is one of the strongest industrial markets in Southern California and the entire country.

Building Size	7,632 SF
Office Area	1,600 SF
Occupancy	100%
Loading	1 GL (Oversized)
Year One Cap Rate	5.81%
Offering Price	\$1,984,320.00 (\$260.00 PSF)



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