

EXECUTIVE SUMMARY

FULLY LEASED SINGLE-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY



**AN APPROXIMATE ± 7,970 SQ. FT.
INDUSTRIAL BUILDING**

1295 S. LEWIS STREET, ANAHEIM, CA

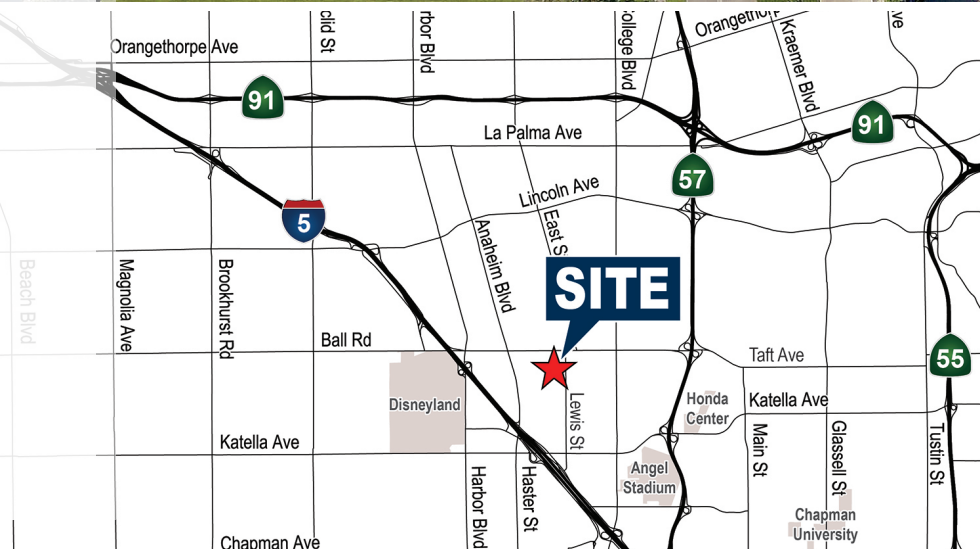
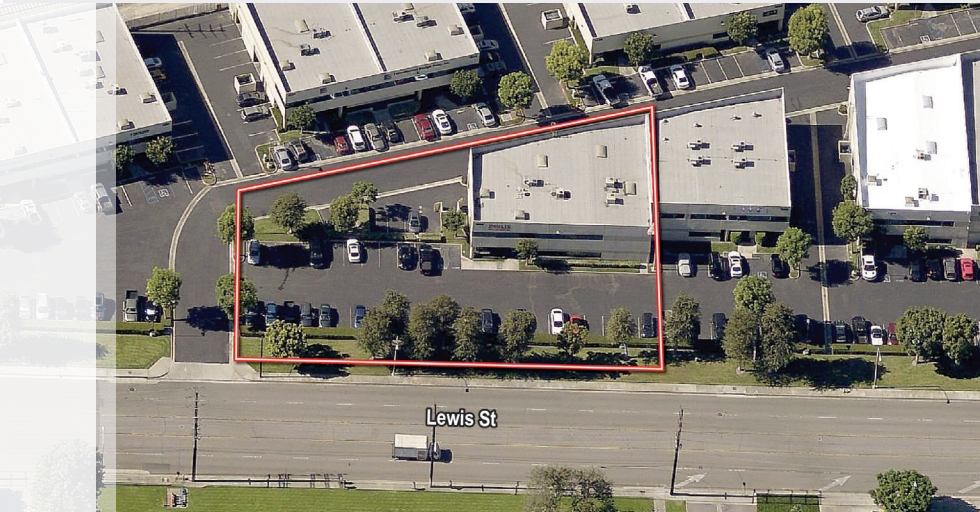
Voit
REAL ESTATE SERVICES

HV HEFNER
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TEAM

± 7,970 SQ.FT. Industrial Building

Fully Leased Single-Tenant Industrial Investment Opportunity

1295 S. Lewis Street, Anaheim, CA



OFFERING SUMMARY

Voit Real Estate Services is pleased to offer for sale 1295 S. Lewis Street, Anaheim, CA, a single tenant industrial building located in the highly desirable Anaheim Stadium Submarket. This approximately 7,970 square foot fee simple building serves as the corporate headquarters for Innovative Food Systems, Inc., a food industry supply and equipment distributor. Constructed in 1990, this high image concrete tilt up building offers a number of amenities including major street frontage, 20 feet of minimum warehouse clearance, 400 amps of power, fire sprinklers throughout, two grade level loading doors and 5,000 square feet of well appointed, glass lined executive offices. The building is also part of a professionally managed business park, which takes the burden of exterior maintenance off of the ownership.

The building is located immediately east of the Santa Ana (5) freeway and offers convenient access to the Anaheim Stadium, the Honda Center, the Anaheim Convention Center and Disneyland. This central location also provides convenient access to John Wayne Airport, Long Beach Airport, Los Angeles International Airport, and the Ports of Los Angeles and San Pedro.

Building Size	7,970 SF
Land Area	0.52 Acres
Office Area	5,000 SF
Occupancy	100%
Loading	2 GL
Year One Cap Rate	4.00%
Offering Price	\$1,984,530 (\$249.00 PSF)

MIKE VERNICK, CCIM, SIOR

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