

EXECUTIVE SUMMARY

FULLY LEASED SINGLE-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY



**AN APPROXIMATE ± 44,921 SQ. FT.
MANUFACTURING BUILDING**

1601 N. MILLER ST., ANAHEIM, CA 92806

Voit
REAL ESTATE SERVICES

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The Offering

Voit Real Estate Services is pleased to offer for sale 1601 N. Miller St., Anaheim, CA a single-tenant industrial building located in the highly desirable East Anaheim Submarket. This approximate 44,921 square foot freestanding building serves as the corporate office and primary manufacturing facility for Precision Anodizing & Plating, Inc., a regional leader in the metal finishing industry in Southern California. Constructed in 1970, this freestanding concrete tilt-up building offers a number of amenities including seven (7) grade level loading doors, a large secured yard area, fire sprinklers, drive-around truck access, and 3,000 Amps of 270/480 Volt Power.

The property is located in the highly desirable North Orange County industrial market, one of the most desirable industrial markets in the nation with strong historical occupancy and a current vacancy rate of only 3.16%. The building offers convenient access to the Riverside (91), Pomona (57) and Newport (55) freeways, as well as convenient access to Anaheim Stadium, the Honda Center, the Anaheim Convention Center and Disneyland. This strategic location is also in close proximity to John Wayne Airport, Long Beach Airport, Los Angeles International Airport, and the Ports of Los Angeles and Long Beach.

BUILDING SIZE	44,921 SF
LAND AREA	2.09 Acres
OFFICE AREA	3,960 SF
OCCUPANCY	100%
TENANT	Precision Anodizing & Plating, Inc.
LEASE TYPE	NNN
LEASE EXPIRATION	October 6, 2021
YEAR ONE NOI (AUG. 1, 2019 START)	\$374,184.00
YEAR ONE CAP RATE	6.04%
ASKING PRICE	\$6,200,000.00 (\$138.02 PSF)



Investment Highlights

- Priced well below replacement cost and significantly discounted from owner user values.
- Highly desirable East Anaheim submarket with immediate access to the Pomona (57), Riverside (91), and Newport (55) freeways.
- Single-Tenant Net Lease with limited property management requirements.
- Highly desirable and historically strong performing submarket with a low vacancy rate of 3.16%.
- Long-term occupancy history and stable cash flow with well-established leader in the Metal Finishing Industry.
- Close proximity to deep labor pool markets and executive housing communities.
- Below market rents allow the investor to significantly enhance returns at lease renewal or retenanting.

Lease Summary

TENANT	Precision Anodizing & Plating, Inc., a California Corporation
LEASE FORM	AIR Standard Industrial / Commercial Single-Tenant Lease - Net
ORIGINAL COMMENCEMENT DATE	October 7, 2011 (Ten Years)
LEASE EXPIRATION DATE	October 6, 2021
RENT SCHEDULE	February 1, 2018 - September 30, 2018: \$28,749.44 (\$0.64 PSF NNN) Per Month October 1, 2018 - September 30, 2019: \$29,611.92 (\$0.66 PSF NNN) Per Month October 1, 2019 - September 30, 2020: \$30,500.28 (\$0.68 PSF NNN) Per Month October 1, 2020 - September 30, 2021: \$31,415.29 (\$0.70 PSF NNN) Per Month
OPTION TO EXTEND	None
RIGHT OF FIRST OFFER TO PURCHASE	Expired on October 31, 2012
OPTION TO PURCHASE	None (Expired on March 31, 2012)
GUARANTORS	Jose A. Salazar & Abel Salazar
OTHER PROVISIONS	Tenant is obligated to pay all operating expenses in addition to Base Rent, including but not limited to property taxes and property insurance.

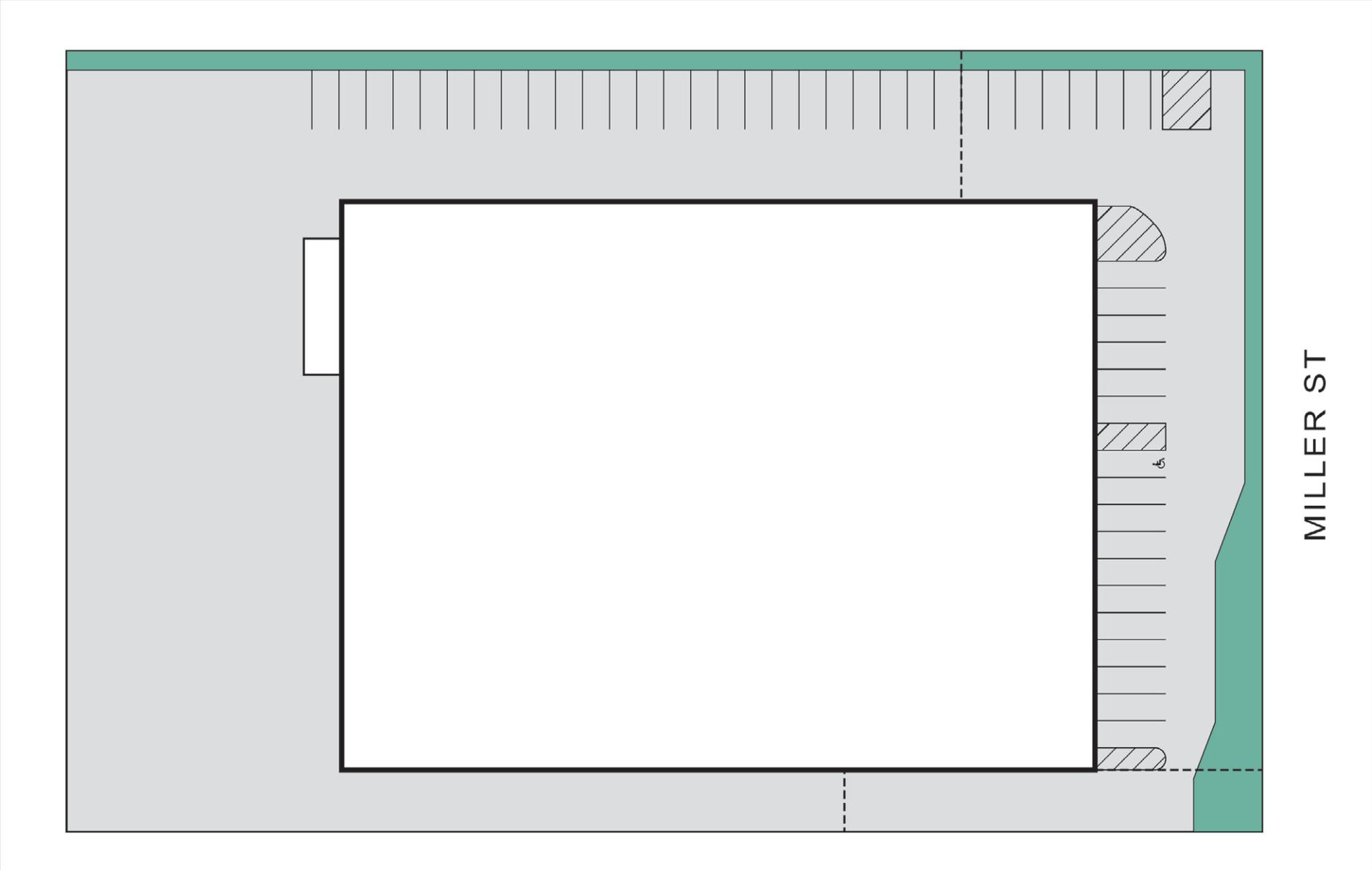


Property Description

BUILDING ADDRESS	1601 N. Miller St., Anaheim, CA 92806
TENANT	Precision Anodizing & Plating, Inc.
OCCUPANCY	100%
BUILDING SIZE	44,921 SF
YEAR BUILT	1970
LAND AREA	2.09 Acres
CONSTRUCTION TYPE	Concrete Tilt-Up Panel
OFFICE AREA	Approximately 3,960 Square Feet
PARCEL NUMBER	345-072-01
ZONING	SP 94-1
PARKING RATIO	2.00:1,000
CLEAR HEIGHT	16' Minimum Warehouse Clearance
POWER	3,000 Amps of 270-488 Volt Power (Verify)
LOADING DOORS	Seven (7) Ground Level Doors
FIRE SPRINKLERS	.33/3000 GPM
YARD	Large Secured Yard
ROOF	Built-up Composition
HVAC	Roof Mounted Package Units



Site Plan



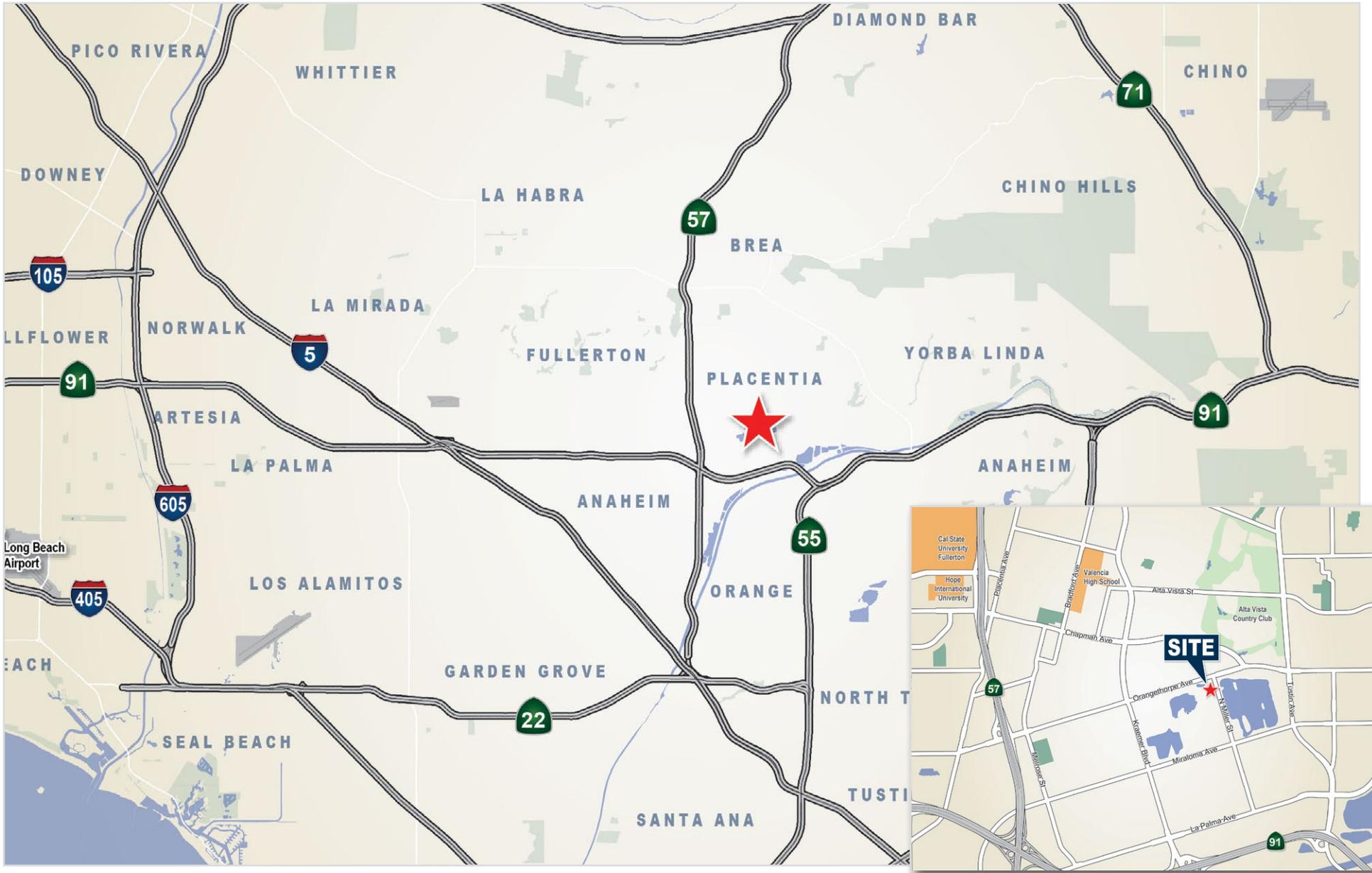
Aerial



Aerial



Location Maps



EXECUTIVE SUMMARY

SINGLE-TENANT INDUSTRIAL LEASED INVESTMENT OPPORTUNITY



*Exclusively
Offered by:*

Mike A. Hefner, SIOR

Executive Vice President

Lic #00857352

714.935.2331

mhefner@voitco.com

Mike Vernick, CCIM, SIOR

Senior Vice President

Lic #01420885

714.935.2354

mvernick@voitco.com

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TEAM

For More Information Please Visit: www.1601MillerSt.com

2400 E. Katella Ave., Suite 750, Anaheim, CA 92806 • 714.978.7880 • 714.978.9431 Fax | www.voitco.com

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