

1540 S LEWIS STREET, ANAHEIM, CA

100% LEASED SINGLE-TENANT INDUSTRIAL INVESTMENT



**AN APPROXIMATE ± 8,780 SQ. FT.
INDUSTRIAL BUILDING FOR SALE**

EXECUTIVE SUMMARY

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

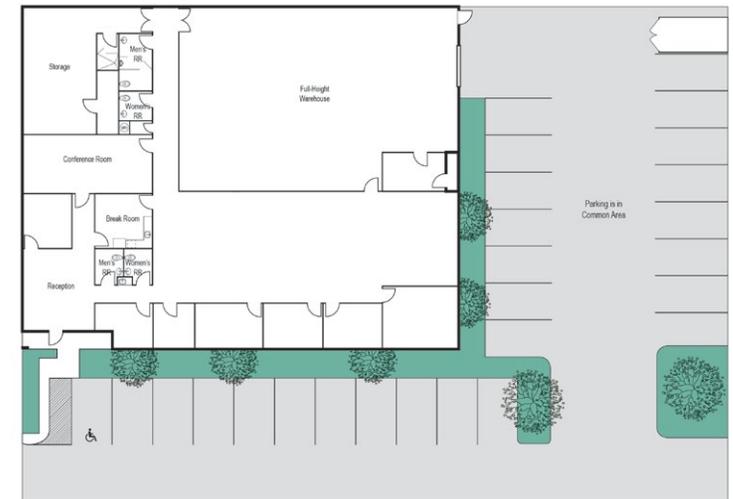
The Offering

Voit Real Estate Services is pleased to offer for sale 1540 S Lewis Street, Anaheim, CA, a single tenant fee simple industrial building located in the heart of the highly desirable Anaheim Stadium submarket. This approximately 8,780 square foot industrial building serves as the corporate headquarters for Altura Communication Solutions, LLC, a leader in communications technology integration with 27 locations nationwide.

Constructed in 1991, this high image concrete tilt up building offers numerous desirable features such as highly upgraded offices (approximately 4,000 square feet fully refurbished in 2018), fire sprinklers, 400 amps of power and one ground level loading door. The property is also part of a professionally managed business park that minimizes the ownership's maintenance responsibilities.

The property is located in the prestigious Anaheim Stadium submarket surrounded by numerous restaurants/retail amenities. The site offers excellent access to the 5, 57, 91 and 22 freeway systems as well as abundant corporate housing and deep labor pools. Anaheim is home to Disneyland, Angel Stadium and the Honda Center and is the most desirable business address in North Orange County, one of the nation's top performing industrial markets.

BUILDING SIZE	8,780 SF
OFFICE AREA	4,000 SF
OCCUPANCY	100%
TENANT	Altura Communication Solutions, LLC
LEASE TYPE	AIR Industrial Single-Tenant Lease - Gross
LEASE EXPIRATION	August 31, 2023
YEAR ONE NOI	\$99,970.00 (with 5% Vacancy Deduction)
YEAR ONE CAP RATE	4.08%
ASKING PRICE	\$2,449,620.00 (\$279.00 PSF)

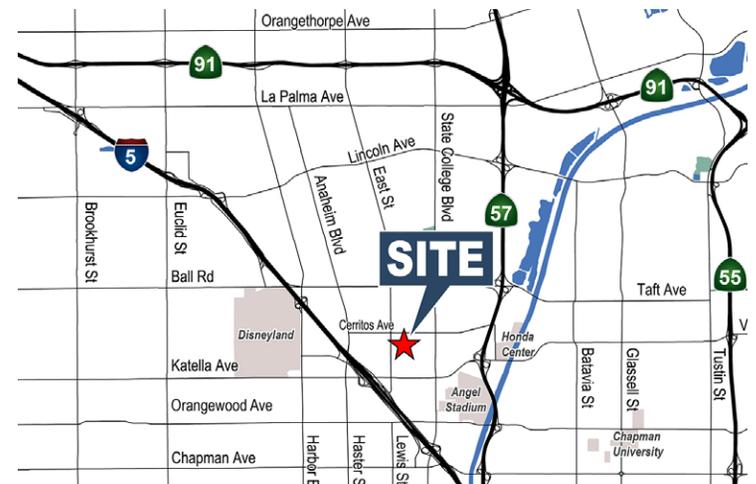


Investment Highlights

- Part of a professionally managed business park, minimizing ownership required maintenance obligations.
- Highly desirable Anaheim Stadium submarket with immediate access to the Riverside (91), Pomona (57), Santa Ana (5) and Garden Grove (22) Freeways.
- 1991 construction with significant interior upgrades.
- Strong performing submarket with a low vacancy rate of 1.29% in Anaheim.
- Stable cash flow with long term lease until August 31, 2023.
- Strong financial, clean use tenant.
- Significant development in the adjacent Anaheim Platinum Triangle with over 4,000 newly constructed residential units.

Property Description

BUILDING ADDRESS	1540 S Lewis Street, Anaheim, CA
TENANT	Altura Communication Solutions, LLC
OCCUPANCY	100%
BUILDING SIZE	8,780 SF
YEAR BUILT	1991
LOT SIZE	20,473 SF (.47 Acre)
CONSTRUCTION TYPE	Concrete Tilt-Up Panel
OFFICE AREA	Approximately 4,000 Square Feet
NUMBER OF FLOORS (OFFICE)	One (1)
PARCEL NUMBER	082-250-79
ZONING	Industrial
PARKING RATIO	2.3:1000 (20 stalls)
CLEAR HEIGHT	16' Minimum
POWER	400 AMPS of Power (Verify)
LOADING DOORS	One (1) 10' x 12' Ground Level
FIRE SPRINKLERS	Yes
YARD	No



1540 S LEWIS STREET, ANAHEIM, CA

100% LEASED SINGLE-TENANT INDUSTRIAL INVESTMENT



Exclusively
Offered by:

Mike Vernick, CCIM, SIOR
Senior Vice President | Partner
Lic #01420885
714.935.2354
mvernick@voitco.com

Mike Hefner, SIOR
Executive Vice President | Partner
Lic #00857352
714.935.2331
mhefner@voitco.com

Voit
REAL ESTATE SERVICES

