

FOR SALE

Investor Opportunity

±34,500 SF



**2941
E. LA JOLLA ST.
ANAHEIM**



Offers Due By December 9th

NNN, Leased, Freestanding Manufacturing Building

Building Features

- ± 6,000 SF Office Space
- ± 19,500 SF Manufacturing
- ± 9,000 SF Warehouse
- 2,000 AMPS, 277/480 Volts
Siemens Main Switch Panel
- 18 Electrical Sub-Panels
- Fire Sprinklers
- 6 Ground Level Doors
- Shop Restrooms
- 20' Clearance Height
- Fenced Yard
- Clean Room
- Break Room
- Shop Offices



For Further Information Please Contact:

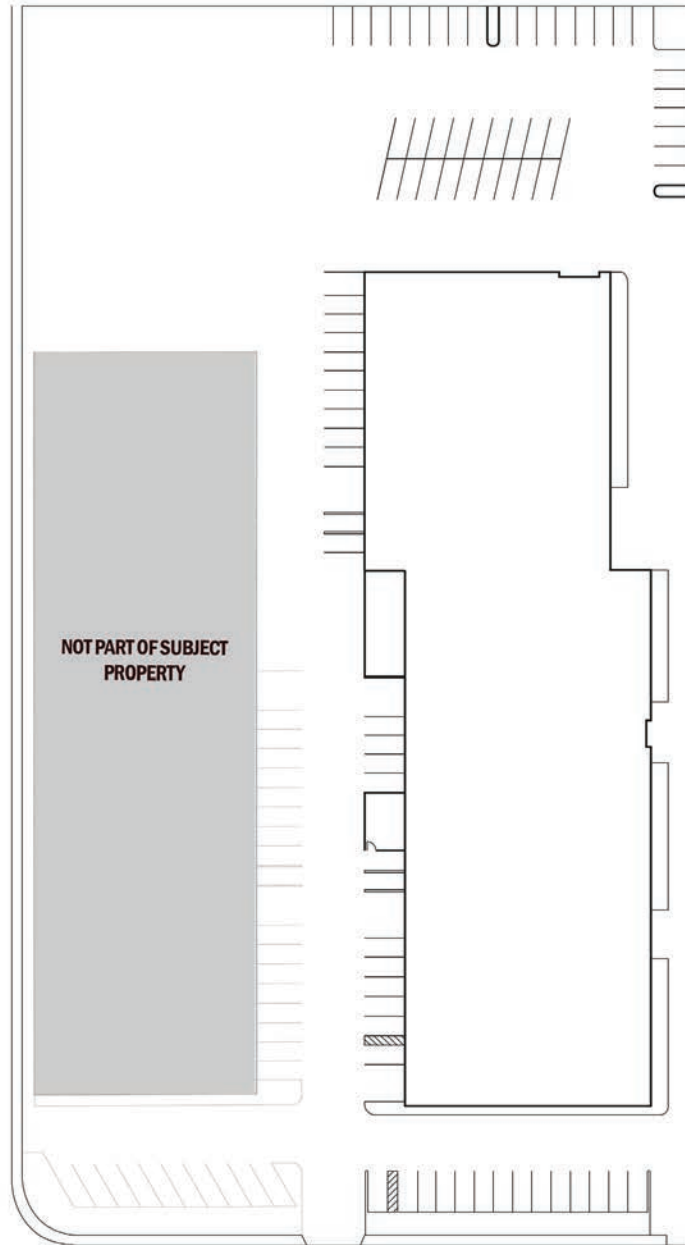
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SITE PLAN:



LA JOLLA

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3100-A PULLMAN ST.
COSTA MESA, CA 92626
O: 714.751.4420

TRICOREALTY.COM

**BROKERAGE
DEVELOPMENT
MANAGEMENT**

CA BRE# 00342120

SALE PRICE FOR 2941 E. LA JOLLA ST., ANAHEIM:

a 34,500 Sq. Ft., Free Standing Industrial Building
 AIR NNN Lease with 5% Annual Increases Expiring 03/31/2026

Description	Amount
2022	
Base Rent	\$ 371,970
Additonal Rent	\$ 17,472
Total Rent	\$ 389,442
CAP Rate	3.50%
Sale Price	\$ 11,126,914
Size of Building	34,500
Price per Sq. Ft.	\$ 323

Due Diligence package delivered upon execution of non-disclosure agreement.

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