

FOR SALE - USER/INVESTOR OPPORTUNITY
20,500 SF INDUSTRIAL SHOWROOM
1301 E EDINGER AVE, SANTA ANA, CA



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

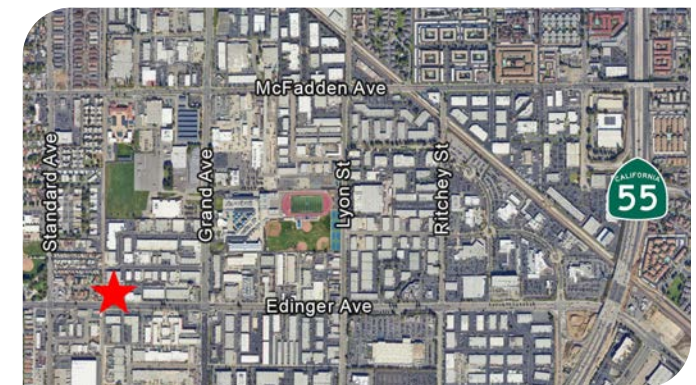
20,500 SF INDUSTRIAL SHOWROOM

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PROPERTY OVERVIEW

SALE PRICE:	\$6,867,500 (\$335 PSF)
ADDRESS:	1301 E Edinger Ave Santa Ana, CA 92705
APN:	014-442-18
BUILDING SIZE:	20,500 Sq Ft
PARCEL SIZE:	1.24 Acres
PARKING:	3:1,000
ZONING:	M1 (Light Industrial)
BUILT:	1968
# OF UNITS:	4
TENANCY:	Month-to-Month



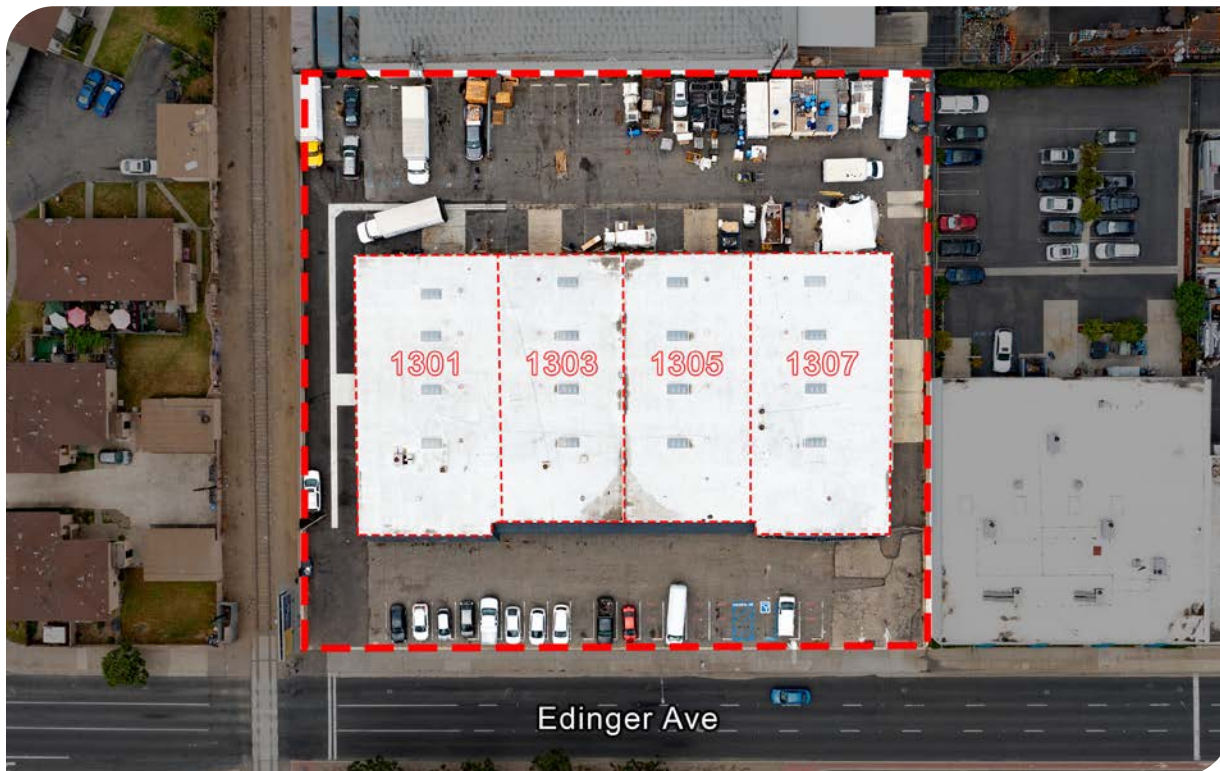
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OFFERING OVERVIEW

Lee & Associates - Newport Beach is pleased to offer for sale the 4-tenant showroom industrial building located at 1301 E Edinger Ave in Santa Ana, just 1 mile west of the 55 Freeway.

The property consists of four separate units leased on a month-to-month basis to two separate tenants. The two outer units each have two grade-level roll up doors and the two interior units each have a single rear grade-level roll up door.

Pro Movers occupies units 1301 & 1305 and Office Modular Systems occupies units 1303 & 1307.

Unit 1301 has ±44% showroom/office build out, while the remaining three units have very minimal office build out.

Ideal for an owner/user with the flexibility to occupy all or part of the building, or an investor to rework the existing leases or renovate and retenant.

Unit	Tenant	GLA	Monthly Rent	Rent PSF	Lease Expiration	Options	Notes
1301	Pro Movers	5,250	\$5,121.95	\$0.98	Month-to-Month	None	
1303	Office Modular Systems	5,000	\$4,878.05	\$0.98	Month-to-Month	None	60-Day Notice to Vacate
1305	Pro Movers	5,000	\$4,878.05	\$0.98	Month-to-Month	None	
1307	Office Modular Systems	5,250	\$5,121.95	\$0.98	Month-to-Month	None	60-Day Notice to Vacate
		20,500	\$20,000.00				

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UNIT 1301 (FRONT)



UNIT 1307 (FRONT)

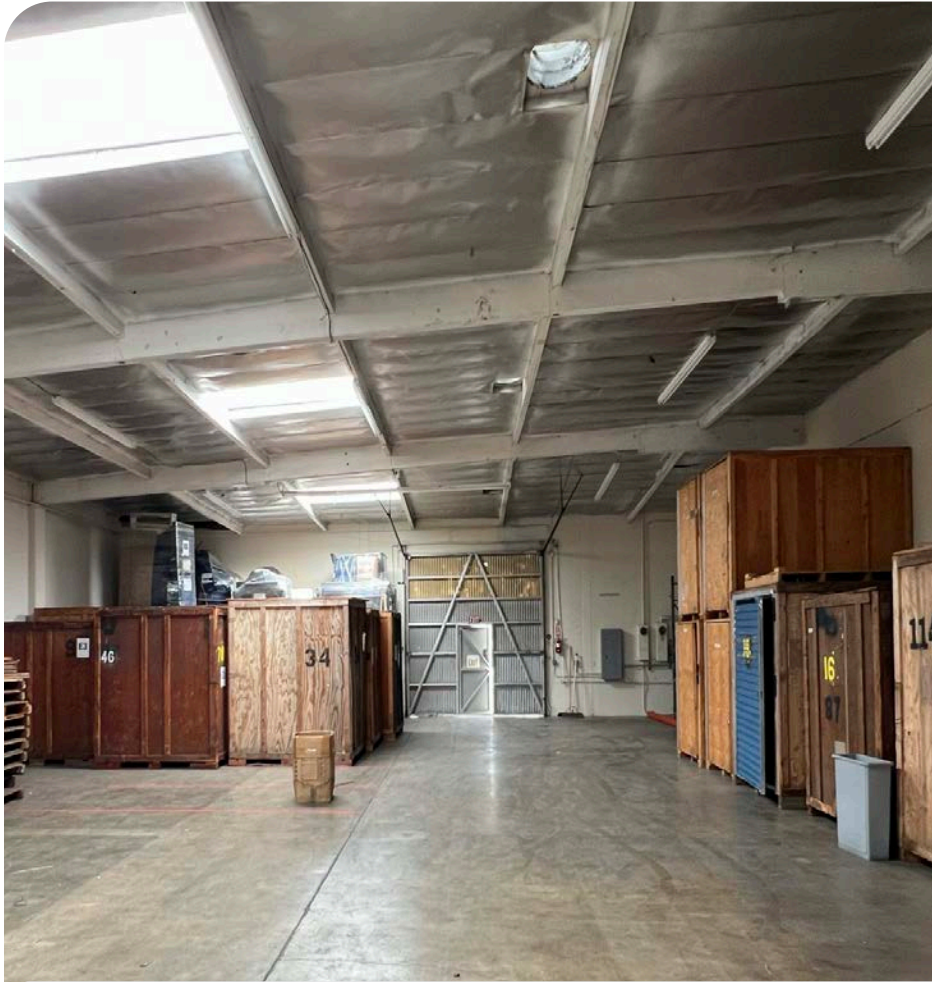
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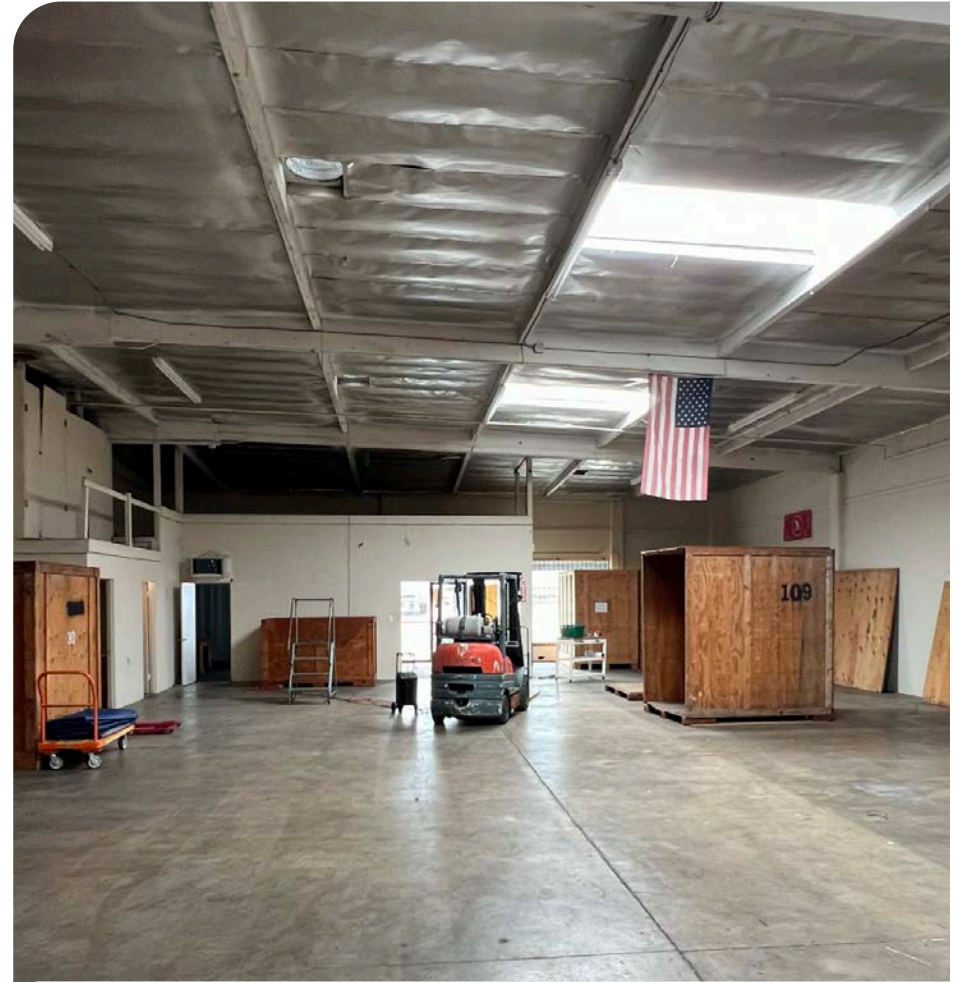
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UNIT 1301 (INTERIOR)



UNIT 1305 (INTERIOR)

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