



±38,753 SF BUILDING  
ON ±2.66 ACRES OF LAND

5472 E. LA PALMA AVENUE  
ANAHEIM

AVAILABLE FOR SALE



COMMERCIAL REAL ESTATE SERVICES

Corporate ID: 01044791

LEASED INVESTMENT

**BOBBY MARTINEZ**

Associate

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# PROPERTY HIGHLIGHTS

5472 E. LA PALMA AVENUE | ANAHEIM

- Leased Investment Sale
- ±38,753 Sq. Ft. (Divisible) Industrial Building
- ±3,000 Sq. Ft. of New Creative Office Training Room
- ±2.66 Acres of Land Area
- 3.27:1,000 Surface Parking
- ±1,600 Amps of Power (Verify)
- .60/2,000 Sprinkler System (Verify)
- ±20' Clear Height
- Fully Fenced Property
- 3 Ground Level Doors
- Building Renovations Complete in 2020
- Improvements Include:
  - › New Office and Restrooms
  - › New HVAC
  - › Parking Lot Slurry Stripe
  - › New Roof Coating System (2022)



For More Information, Please Contact:

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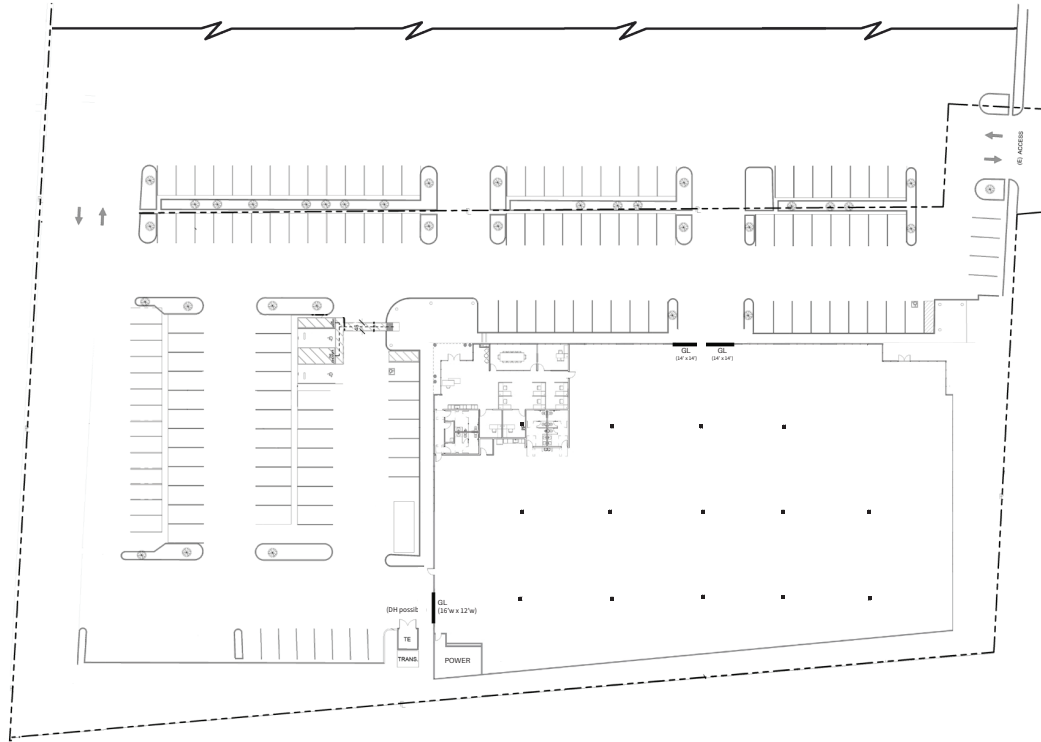
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**LEE & ASSOCIATES**  
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E. LA PALMA AVENUE



Tenant:	NexGen
Lease Commencement:	5/5/2022
Lease Expiration:	4/30/2027
2025 NOI:	\$532,192
Annual Increases:	3% Per Year
Options:	One 5-yr Option

NexGen is a leading HVAC and plumbing service provider in Southern California. With eight locations, NexGen delivers top-tier installations, repairs, and maintenance backed by experienced professionals and a lifetime warranty on their branded products. Committed to competitive pricing and customer satisfaction, NexGen has been proudly serving the region since 2016.

**NEXGEN**  
AIR CONDITIONING • HEATING • PLUMBING

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# SITE LOCATOR

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