

2602 HALLADAY

One-of-a-Kind STNL Low Coverage Industrial Real Estate



A Fully Secured 14,990 RSF Dock High Served Building
with \pm 21,029 SF of Yard Space

THE OFFERING

Cushman & Wakefield is pleased to offer for sale 2602 Halladay (“The Property”), a stand-alone, fully renovated, and secure 14,990 SF single tenant industrial building on a 1.17-acre parcel, representing 29% site coverage.

The Property is strategically located in the heart of Orange County’s Greater Airport Area, one block from an Amazon Fulfillment Center and two blocks from the 55-Fwy via Dyer. The central location provides <2 mile access to Tustin, Irvine, and Costa Mesa.

Originally built in 1979, the Property has recently undergone significant capital improvements, totaling over ±\$450,000, and creating a premier corporate HQ space with fully renovated office space, skylights, restrooms, and electronic gate security. Additionally, the building offers an extremely rare dock-high loading door to accommodate the four (4) ground level doors situated on either side of the building.

2602 Halladay is one of only eighteen (1/18) similar sized investor-owned under-covered industrial properties out of the 2,822 industrial buildings in the entire Greater Airport Area. It is one of two offering dock high loading. (Source: Costar, Single Tenant Industrial, 10,000-18,000 RSF; <.30 FAR; investor owned, Costa Mesa, Fountain Valley, Irvine, Newport Beach, Santa Ana, Tustin).



PROPERTY OVERVIEW

2602 Halladay,
Santa Ana CA
ADDRESS

411-051-13
PARCEL

1.17 Acres
(50,965 SF)
LAND AREA

M-1, Industrial
ZONING

14,990 SF
RENTABLE SF

29%
SITE COVERAGE

±21,029 SF
EXCESS LAND SF

±18 Feet
CLEAR HEIGHT

1DH/4GL
LOADING

AGT Industrial
TENANT

NNN
LEASE TYPE

April 2028
(2.7yr WALT)
LEASE EXPIRATION

\$8,470,000
ASKING PRICE

\$6,370,000
BUILDING
ALLOCATED PRICE

\$425
PER BUILDING
SQUARE FOOT

\$2,100,000
EXCESS LAND
ALLOCATED PRICE

\$100
PER EXCESS LAND
SQUARE FOOT



INVESTMENT HIGHLIGHTS

TRULY ONE-OF-A-KIND

✓ Standalone Single Tenant Industrial

✓ 10,000 - 18,000 RSF

✓ Below 30% Site Coverage

✓ Fully Renovated

✓ Secure

✓ Dock High Loading

No other building in the entire submarket (2,822 buildings) checks every box. Similar properties are rarely available for sale or lease and command a premium from investors and tenants alike.

LEASED TO AGT INDUSTRIAL **AGT INDUSTRIAL**

Established in 2004, AGT Industrial (also known as Agrotk Industrial) is a U.S.-based supplier of compact construction and agricultural machinery, including mini excavators, skid steers, attachments, and utility equipment. The company serves contractors, landscapers, and small-scale operators with cost-effective, easy-to-operate equipment. Its brands include Agrotk, Top Cat, and Mower King, and it focuses on online direct-to-consumer sales, offering shipping across the United States.

SOUGHT-AFTER MID-BAY PRODUCT TYPE

Totaling 14,990 RSF, 2602 Halladay offers the industrial market’s most sought after size range, 6,000 - 50,000 RSF, where all market fundamentals are significantly outperforming the +50,000 RSF size segments. Additionally, the single tenant fully renovated nature offers limited management and passive income.

CORPORATE & INSTITUTIONAL NEIGHBORS

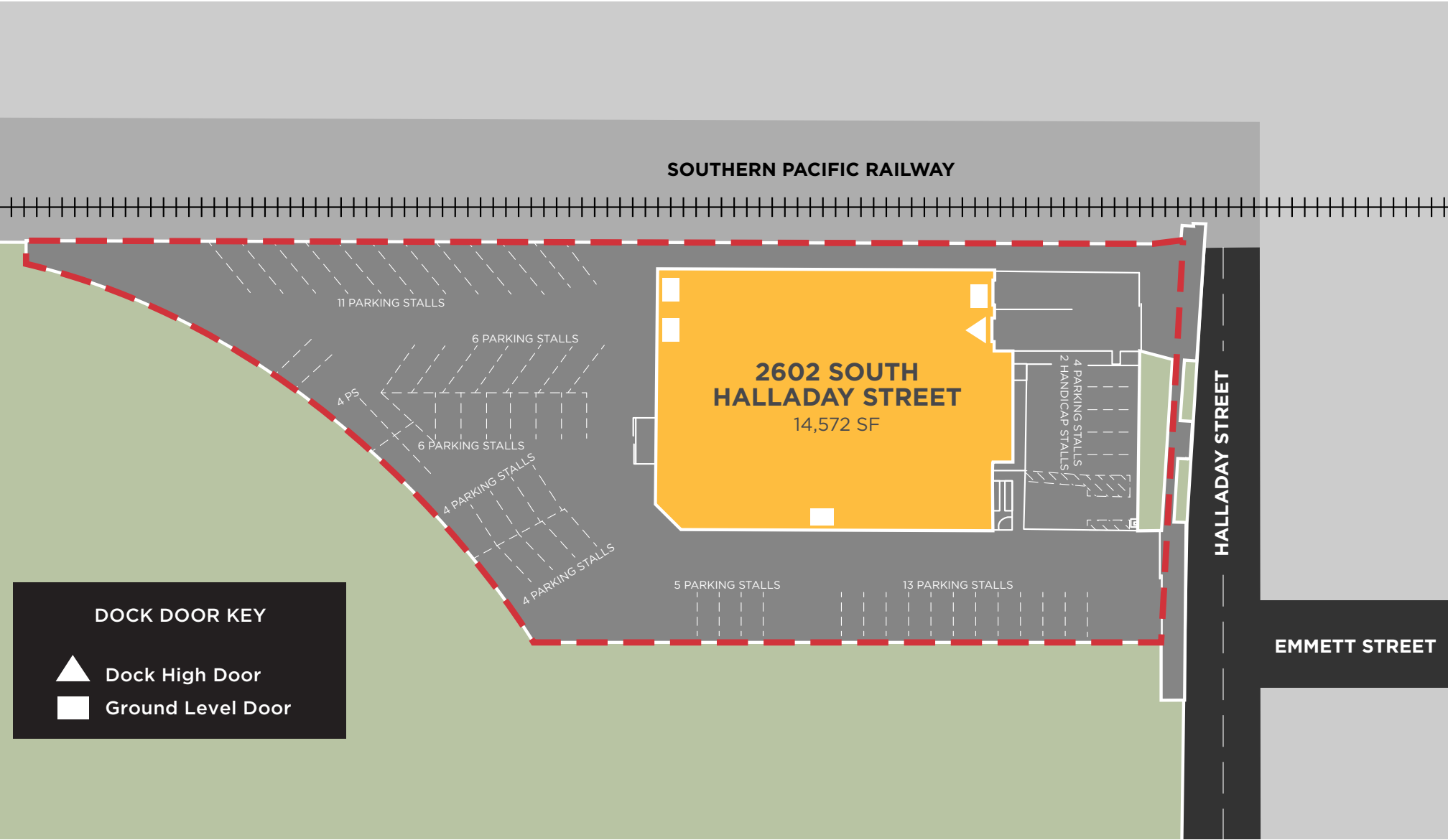
Major corporate neighbors include Amazon, Anduril, Behr Paint, Ducommun, First American, GLS, PODS, Precision Castparts, Rubberlite Corp, TTM Technologies, Universal Electronics, Vit-Best Nutrition, Yokohama Tire. The surrounding area is home to numerous institutional owners including Dermody, DWS, Hines, IDS, LBA Realty, Link Logistics, Panattoni, Prologis, Rexford Industrial, TA Realty, Western Realco.

CENTRAL LOCATION

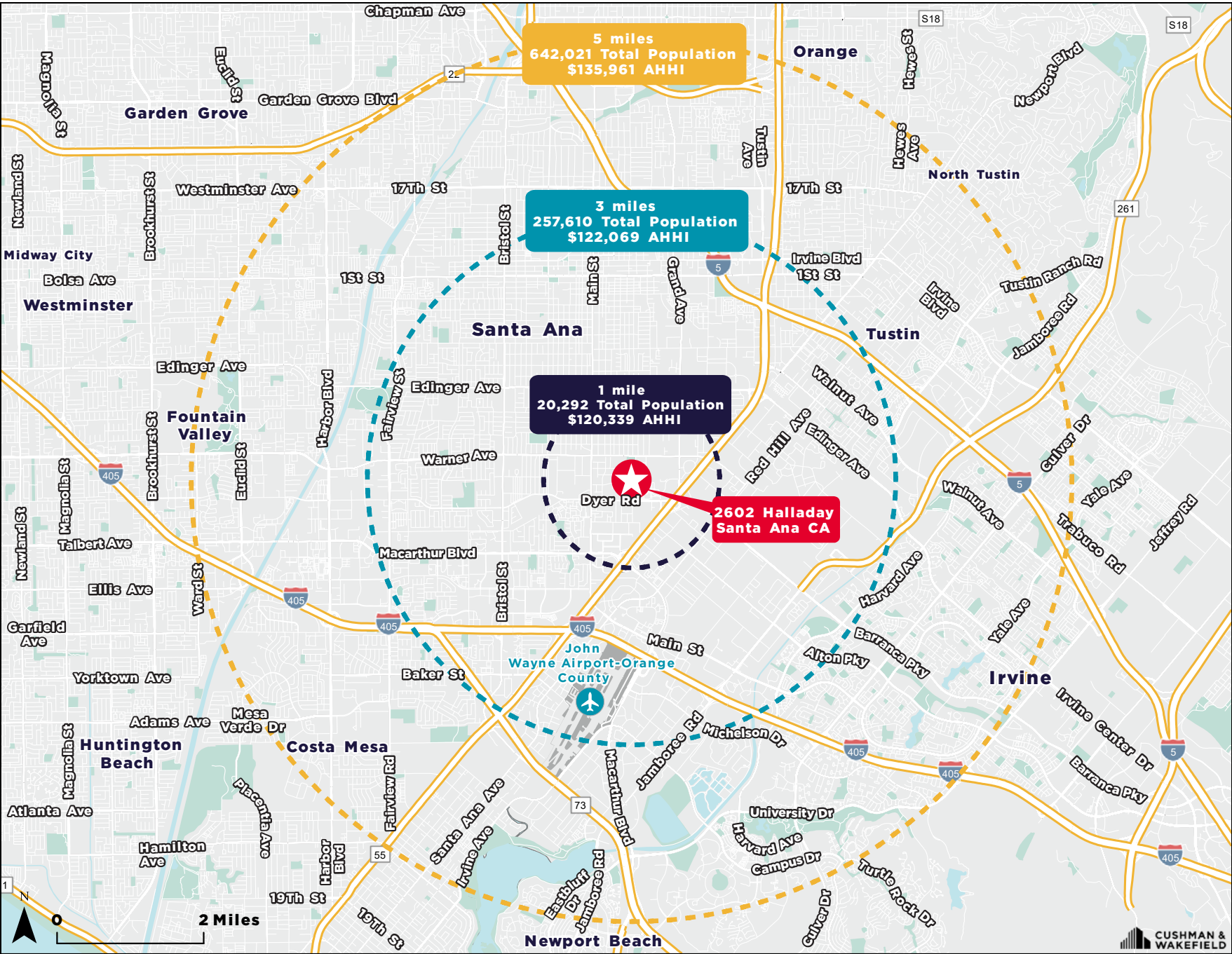
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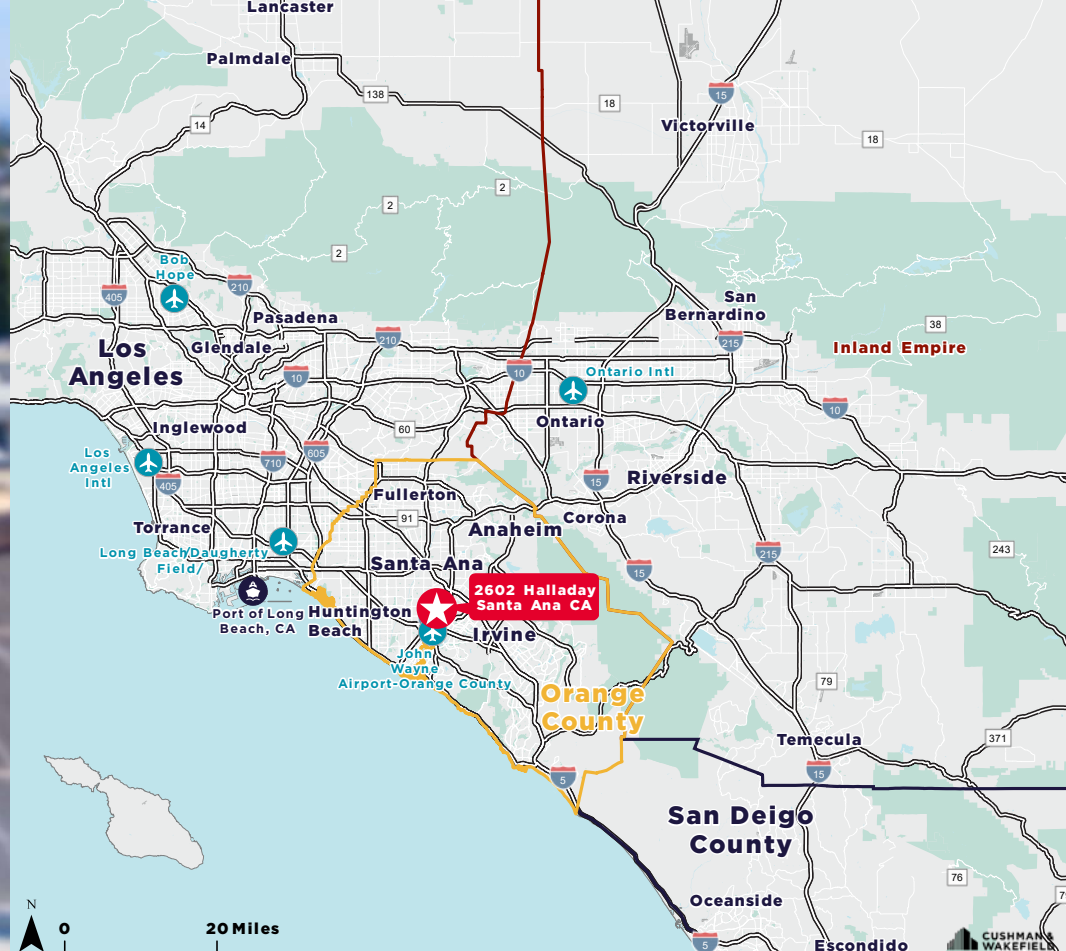


SITE PLAN



REGIONAL MAP





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