

±9,769 SF Industrial Facility For Sale















638 N. POINSETTIA STREET, SANTA ANA, CA



Voit
REAL ESTATE SERVICES

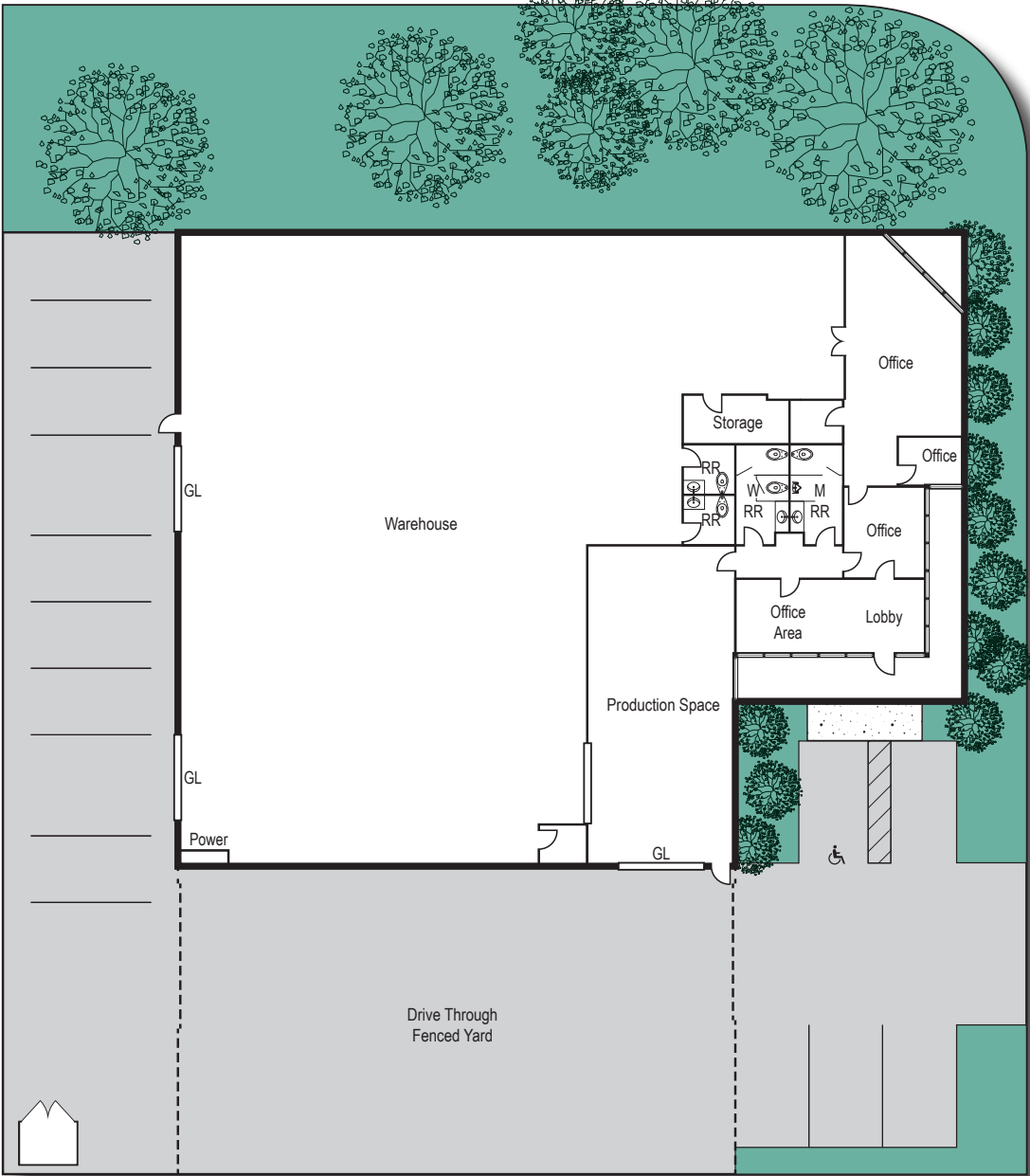
RYAN MOORE, SIOR
Executive Vice President, Partner
(909) 545-8011
rmoore@voitco.com
Lic. # 01821438

BUILDING DETAILS

	Building SF	±9,769 SF
	Land Size	±0.6 Acres (±26,263 SF)
	Office SF	±1,300 SF (Verify)
	Ground-Level Door(s)	Three (3) 12' x 14' (Verify)
	Clear Height	18' (Verify)
	Auto Parking	±20 Stalls
	Fire System	Fully Sprinklered
	Truck Yard	Secured Drive Through Yard
	Power	600 Amps of 208/120 Volt Power (verify))
	Zoning	SD-84 TZC
	Year Built	1988
	APN	398-313-17
	Building Type	Ideal for Owner-User or Value-Add Investor
	Location	Excellent Access to the 5 & 55 Freeway



SANTA ANA BLVD



POINTSETTIA ST



MARKET OVERVIEW

Market conditions are optimizing for the purchase of free-standing industrial buildings like this one in Santa Ana. Mortgage rates for loans up to 90% of the purchase price are available in the mid-5% range again. The new tax law allows for immediate expensing of new equipment and interior improvements to mitigate moving costs. You can even get all or most of your down payment back in year 1 tax savings by utilizing cost segregation depreciation in combination with bonus depreciation, the biggest game-changer in commercial real estate ownership since the 1980's. Why lease when you can be your own landlord and build equity for yourself. Call us for a detailed analysis.

