



GUTHRIE BATAVIA

1570-1576 & 1588-1595 N. BATAVIA STREET
ORANGE | CA

90% SBA FINANCING AVAILABLE*



FOR SALE: OFFICE & INDUSTRIAL UNITS

Voit
REAL ESTATE SERVICES

ZEHNER HILL
INDUSTRIAL GROUP

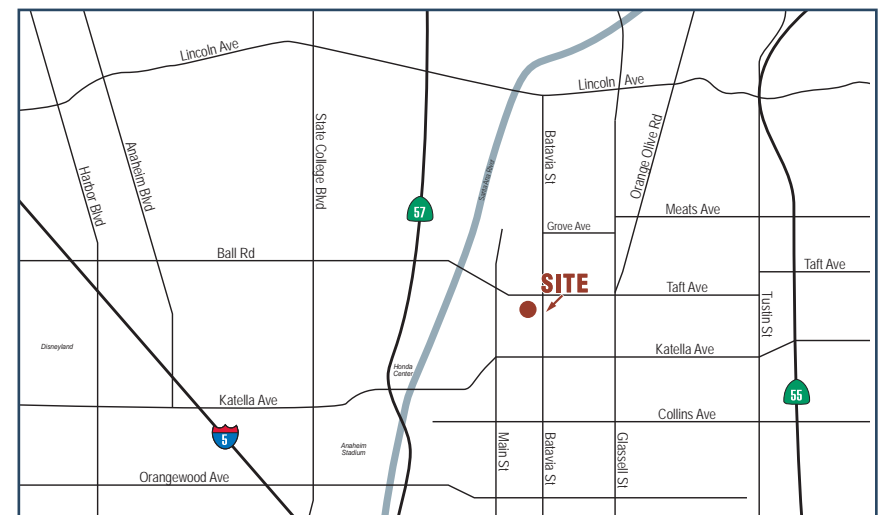
PROPERTY DETAILS

Voit Real Estate Services is excited to offer a unique sale opportunity for office and industrial units located within a well matined business park. Guthrie Batavia business park is located in the city of Orange is bordered by four freeways, the Orange (57) freeway to the West, Riverside (91) Freeway to the North, the Garden Grove (22) Freeway to the South and extends East of the Costa Mesa (55) Freeway. The cityscape of Orange is rich in its historic buildings. Old Towne - Orange Historic District, a one square-mile around the original plaza, contains many of the original structures built in the period after the city's incorporation. Orange is home to Chapman University and Santiago Canyon College. The Orange Transportation Center's platform is situated adjacent to the former Santa Fe depot in the downtown Historic District, which is also home to an Orange County Transportation Authority (OCTA) bus station, is the second busiest station of the entire Metrolink train system due to its position serving as a transfer station for the Orange County and the IE-OC Metrolink lines.

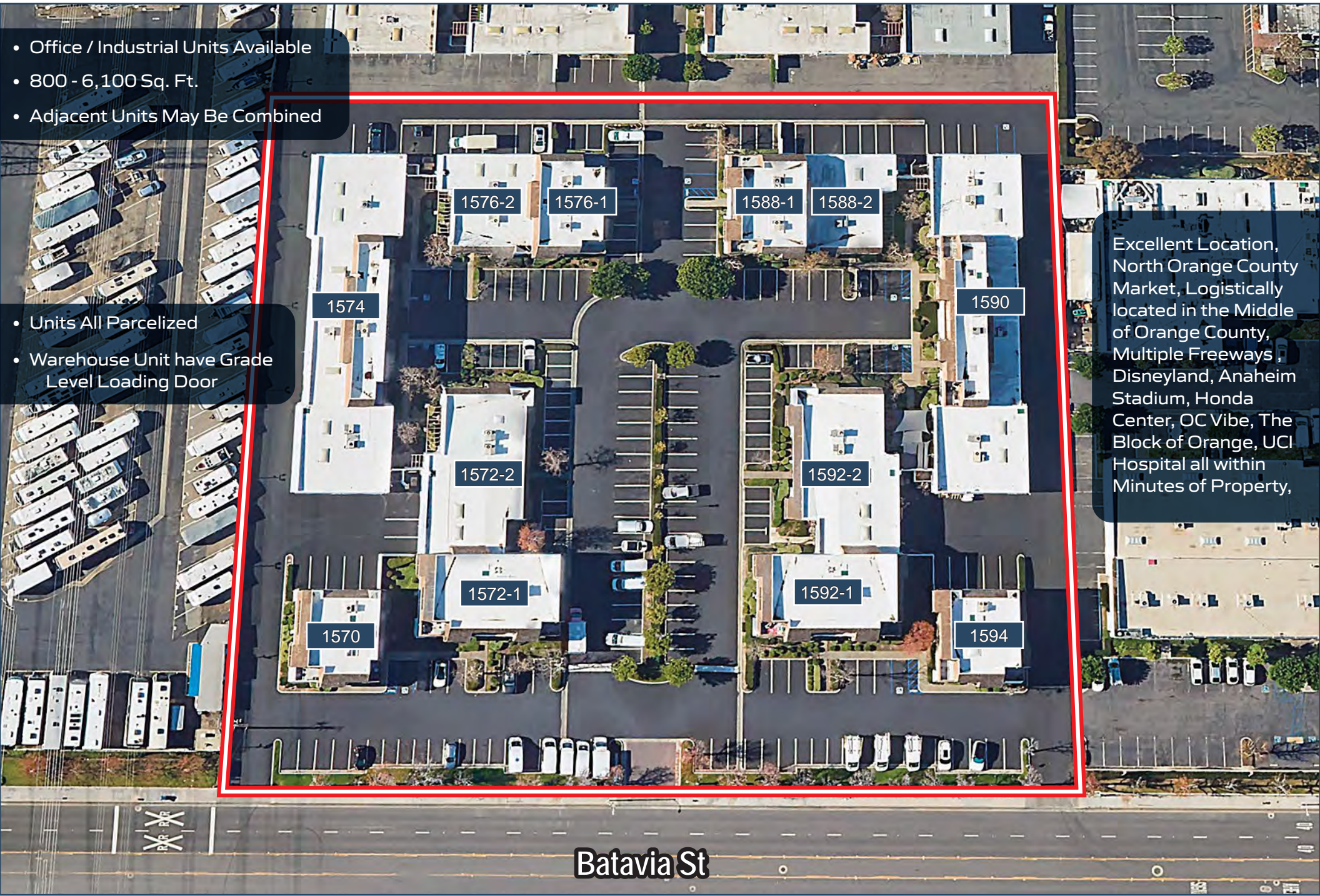


UNSURPASSED LOCATION IN NORTH ORANGE COUNTY

- Well Maintained Business Park
- Own Your Unit/Building
- Private Restrooms
- Close Proximity to the 5, 22, 57, 55 and 91 Freeways, "Tile Mile", and Platinum Triangle.
- Short Distance to the Anaheim Stadium, the Honda Center, Anaheim Regional Transportation Intermodal Center "ARTIC", the OC Vibe, and Disneyland



PROJECT SITE



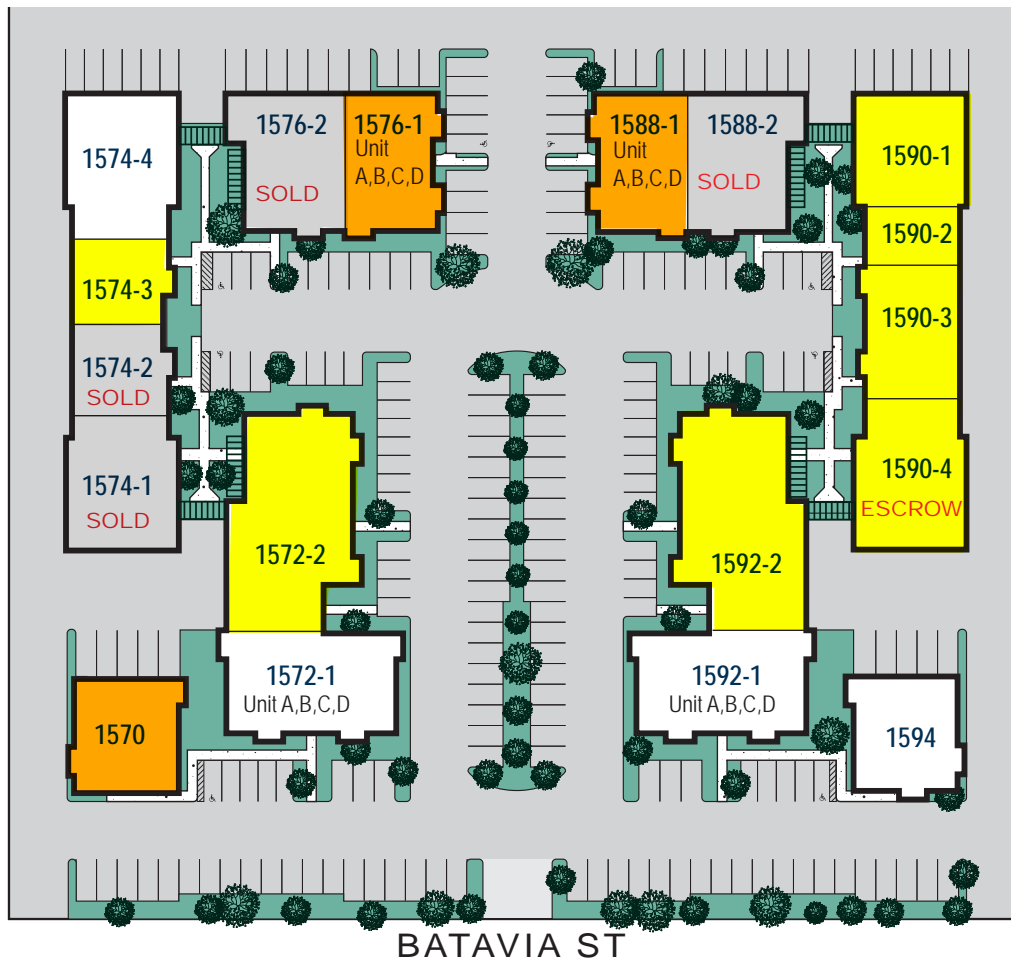
- Office / Industrial Units Available
- 800 - 6,100 Sq. Ft.
- Adjacent Units May Be Combined

- Units All Parcelized
- Warehouse Unit have Grade Level Loading Door

Excellent Location, North Orange County Market, Logistically located in the Middle of Orange County, Multiple Freeways, Disneyland, Anaheim Stadium, Honda Center, OC Vibe, The Block of Orange, UCI Hospital all within Minutes of Property,

Batavia St

SITE PLAN & PRICING



CURRENT AVAILABLE UNITS

OFFICE UNITS				
Address	Unit Size	Available	PSF	Pricing
1570	4,156	Now	\$425.00	\$1,766,300.00
1576 - 1CD*	2,723	Now	\$435.00	\$1,184,505.00
1576 - 1C	1,228	Now	\$440.00	\$540,320.00
1576 - 1D	1,495	Now	\$440.00	\$657,800.00
1588 - 1A-D	4,685	Now	\$425.00	\$1,991,125.00
1588 - 1AB	2,007	Now	\$435.00	\$873,045.00
1588 - 1A	1,031	Now	\$440.00	\$453,640.00
1588 - 1B	976	Now	\$440.00	\$429,440.00
1588 - 1CD	2,678	Now	\$435.00	\$1,164,930.00
1588 - 1C	1,232	Now	\$440.00	\$542,080.00
1588 - 1D	1,446	Now	\$440.00	\$636,240.00

INDUSTRIAL UNITS				
Address	Unit Size	Available	PSF	Pricing
1572 - 2	4,772	60 Days	\$429.00	\$2,047,188.00
1574 - 3	3,152		\$460.00	\$1,449,920.00
1590 - 1	2,438	Now	\$460.00	\$1,121,480.00
1590 - 2	3,146	Now	\$429.00	\$1,349,634.00
1590 - 3	3,152	Now	\$460.00	\$1,448,920.00
1590 - 4	2,505	Now		ESCROW
1592 - 2	4,772	Now	\$429.00	\$2,047,188.00

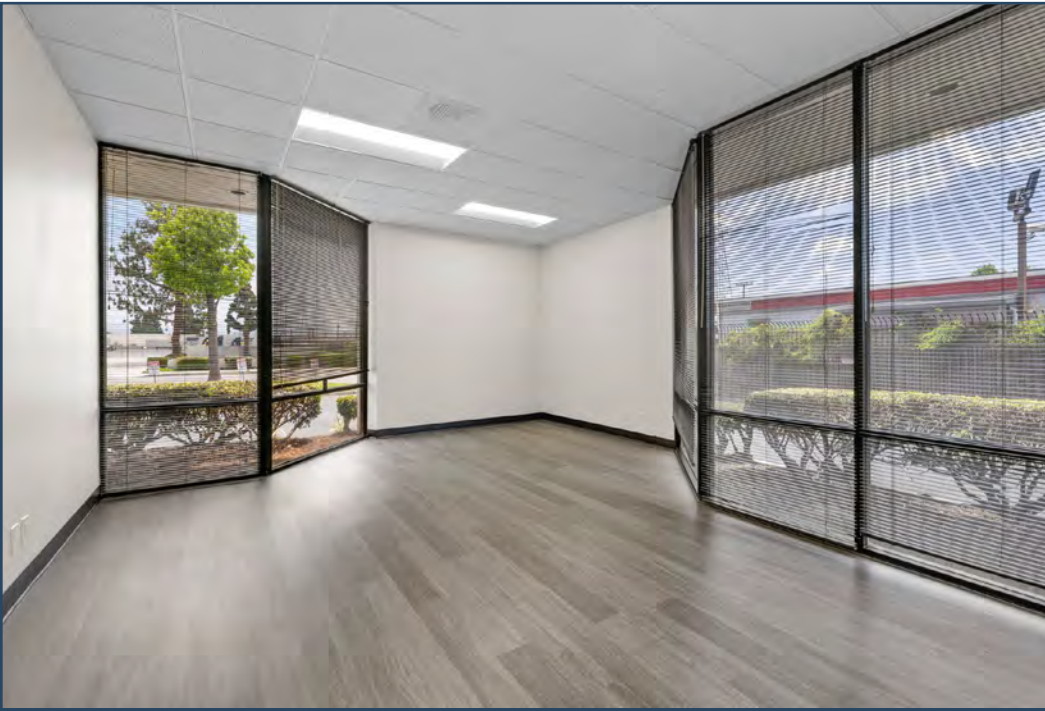
* OTHER UNIT SIZES AVAILABLE

PRICING AS OF 10.27.25

BUILDING PHOTOS



INTERIOR PHOTOS



90% SBA FINANCING

Financing is available to qualified borrowers for up to 90% of the cost of buying through SBA loans and up to 85% of a unit's value from private banks.

Under the SBA 504 program, a business owner makes a down payment of 10% of the value of the unit, including any expected costs of customization, and borrows up to 50% of the value from a bank and 40% of the value from SBA. The amount of monthly payments can be fixed for up to 25 years.

SBA 7 (A) program loans funds up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms.

For More Information Regarding SBA Financing, Conventional Financing and Current Interest Rates, Please reach out to our Preferred Lenders:

Dave Friedman - Senior VP
SBA Lending Group
Wells Fargo
friedma@wellsfargo.com
(949)584--3887

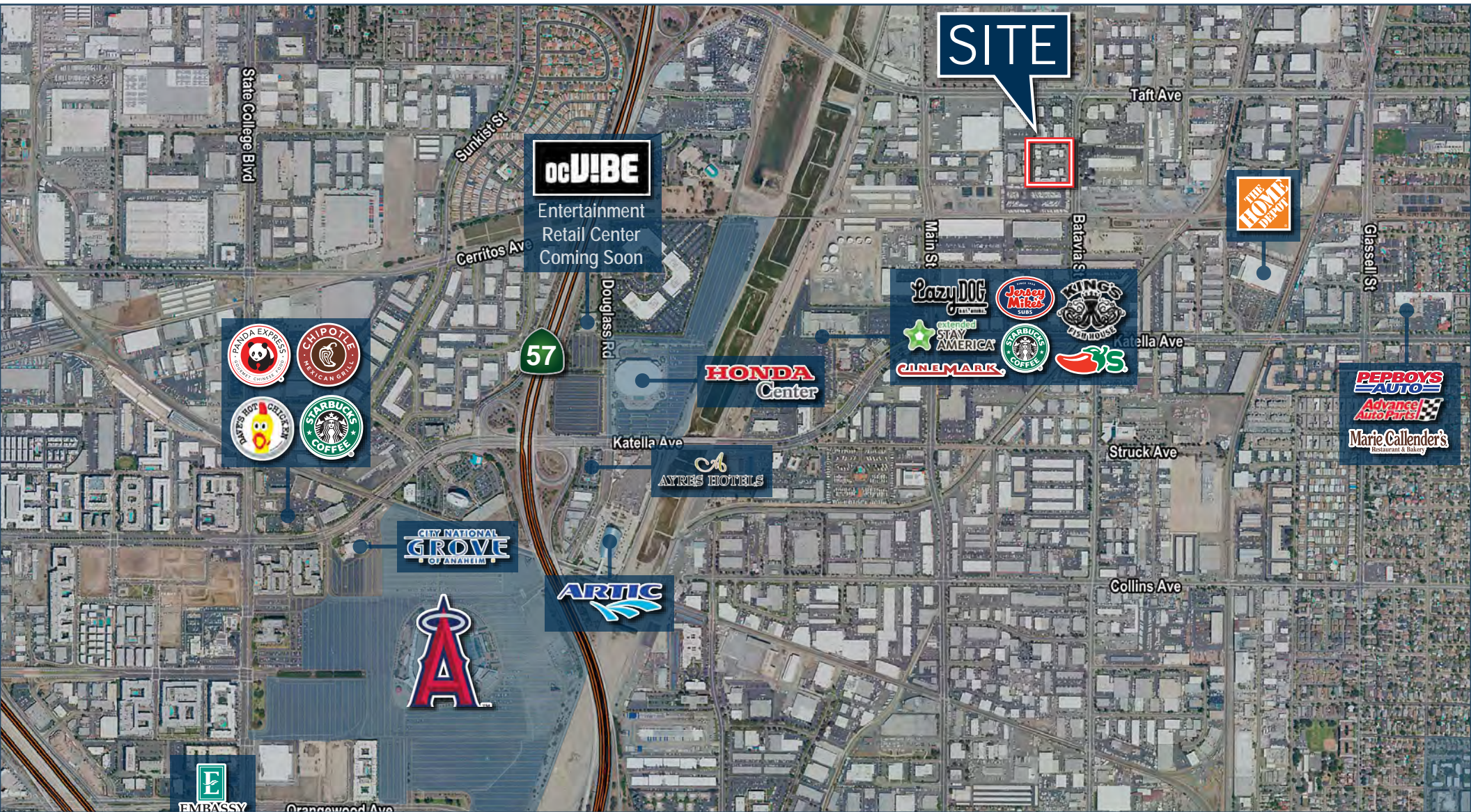
Carly Whitney – Senior VP
BFC – SBA Lending
carly@bfcfunding.com
(213)797-6706



REGIONAL MAP



AMENITIES AERIAL



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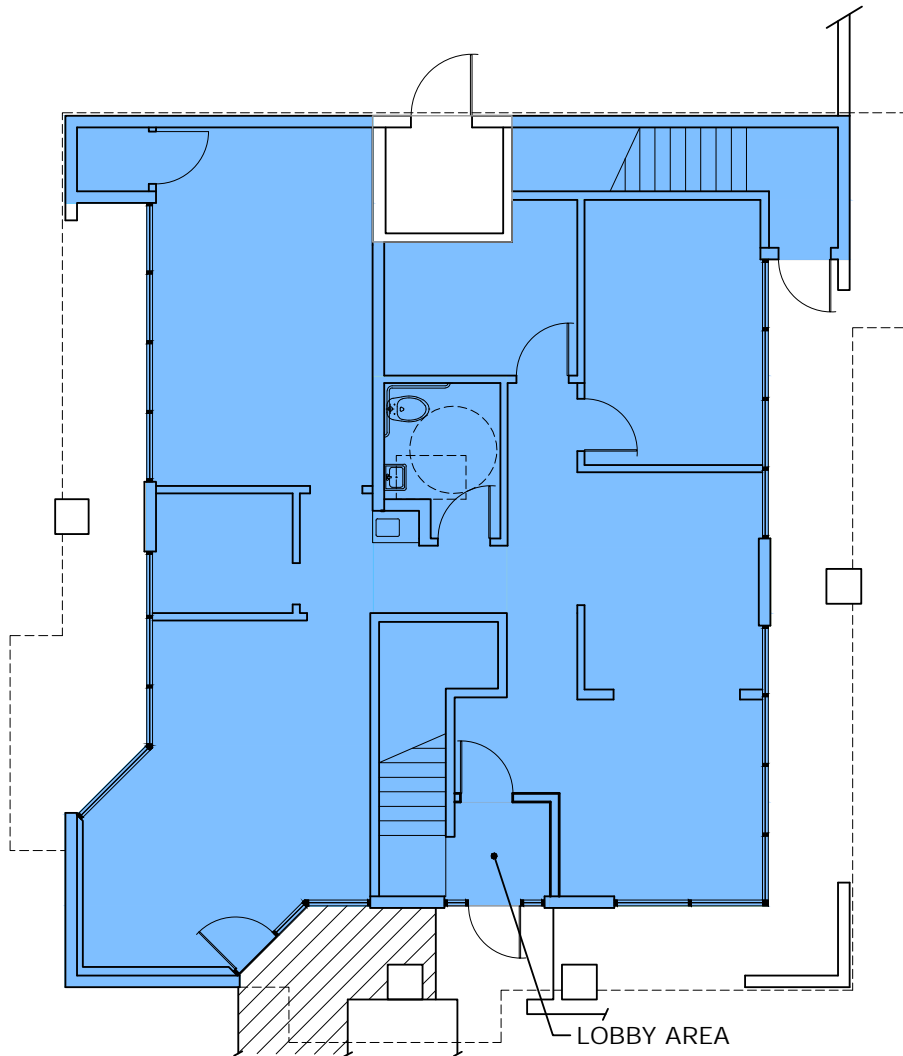
MITCH ZEHNER
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Voit
 REAL ESTATE SERVICES

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 INDUSTRIAL GROUP

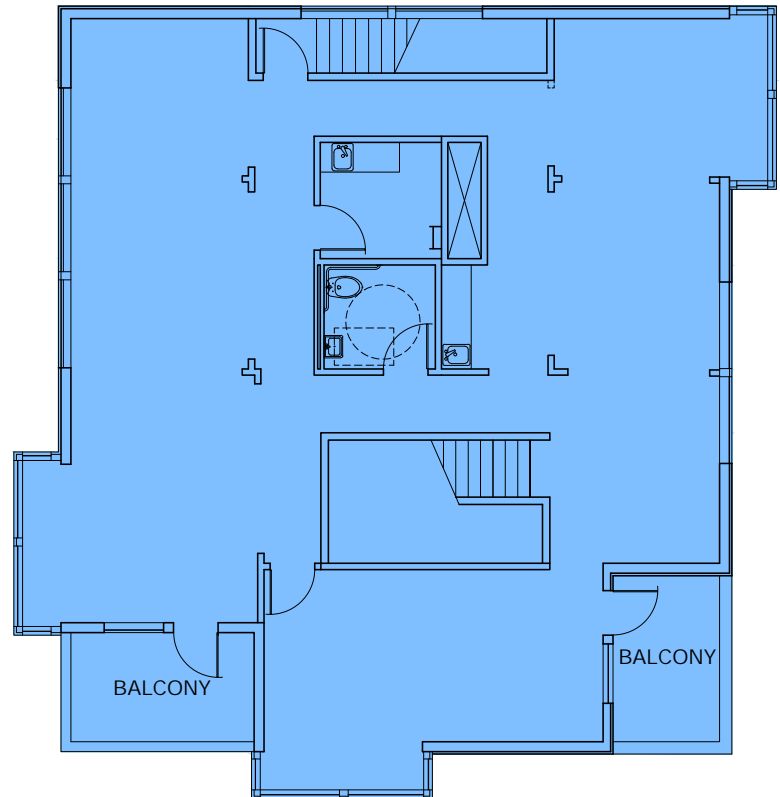
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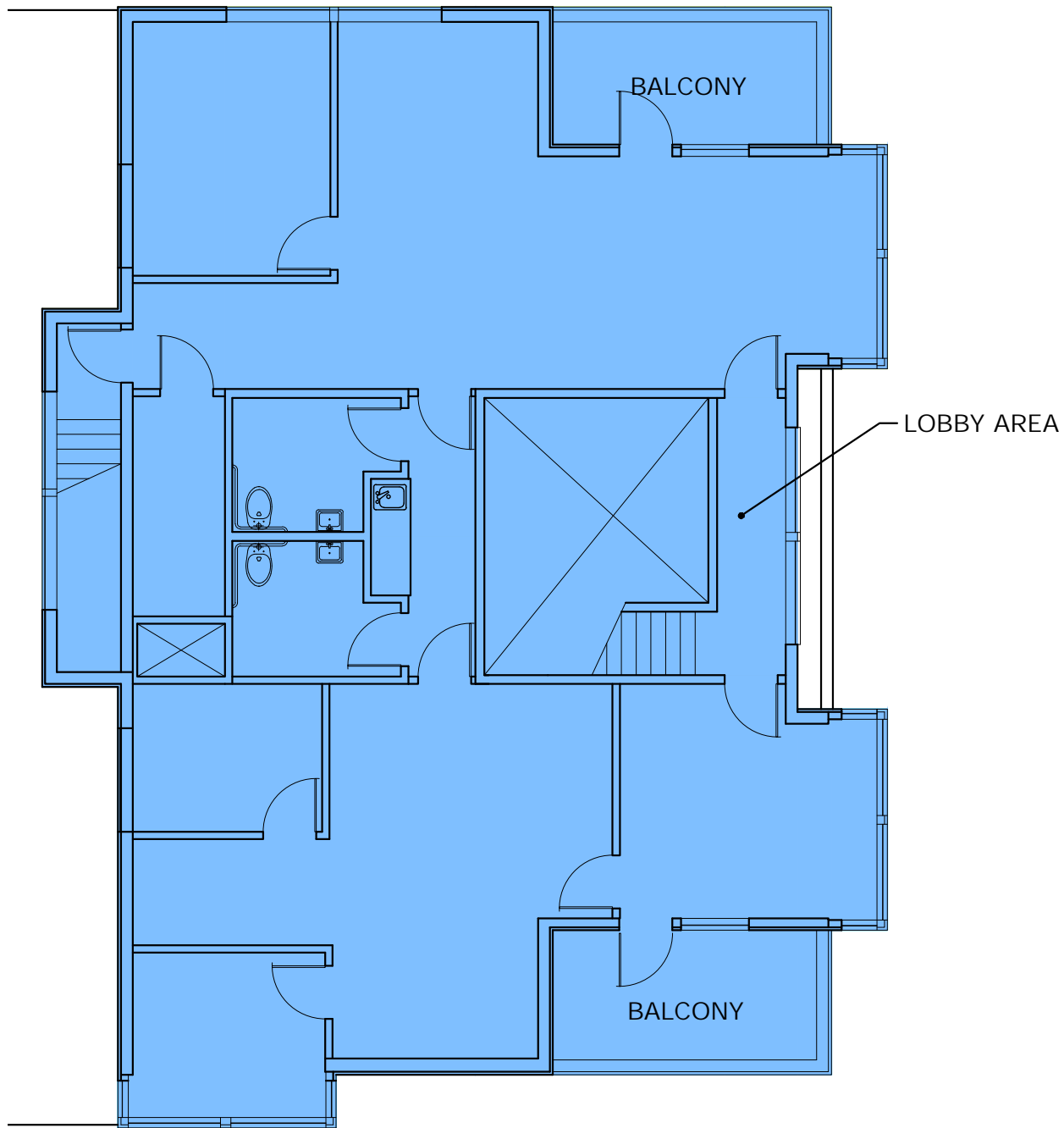


1ST FLOOR

Office Building
1570 N. Batavia St
4,156 SF

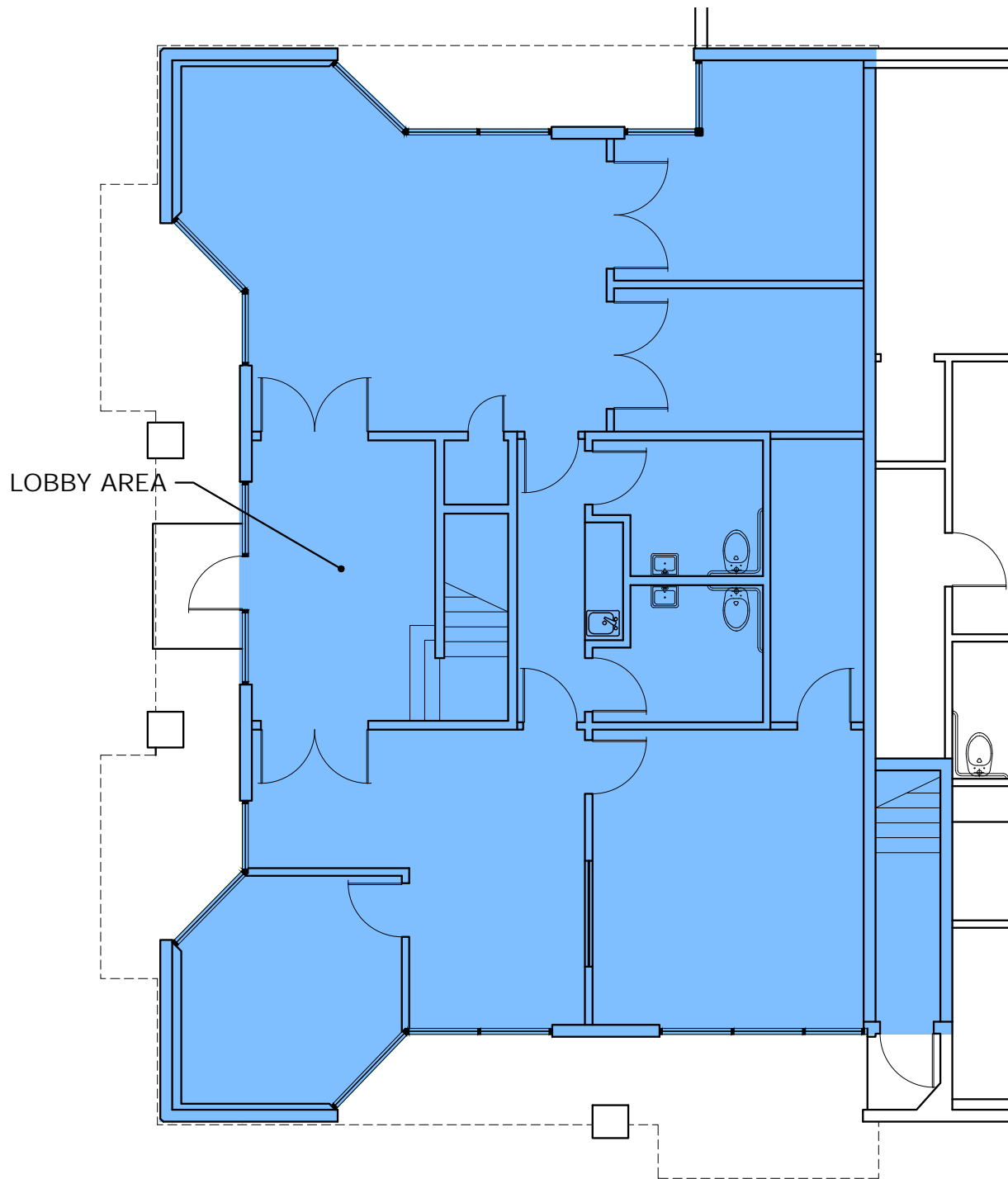


2ND FLOOR



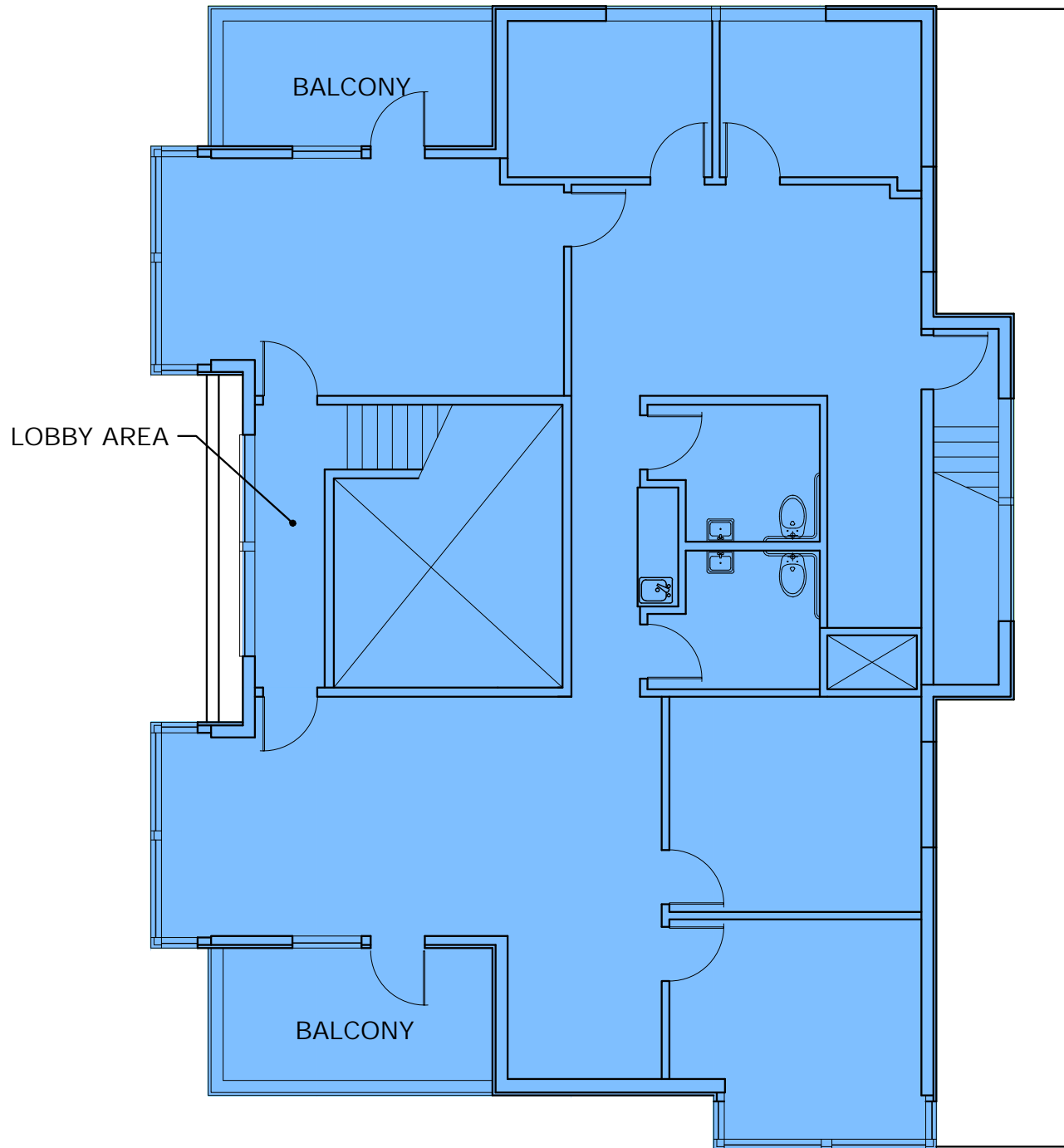
Office Unit
1576-1CD N. Batavia St
2,723 SF





Office Unit
1588-1AB N. Batavia St
2,007 SF

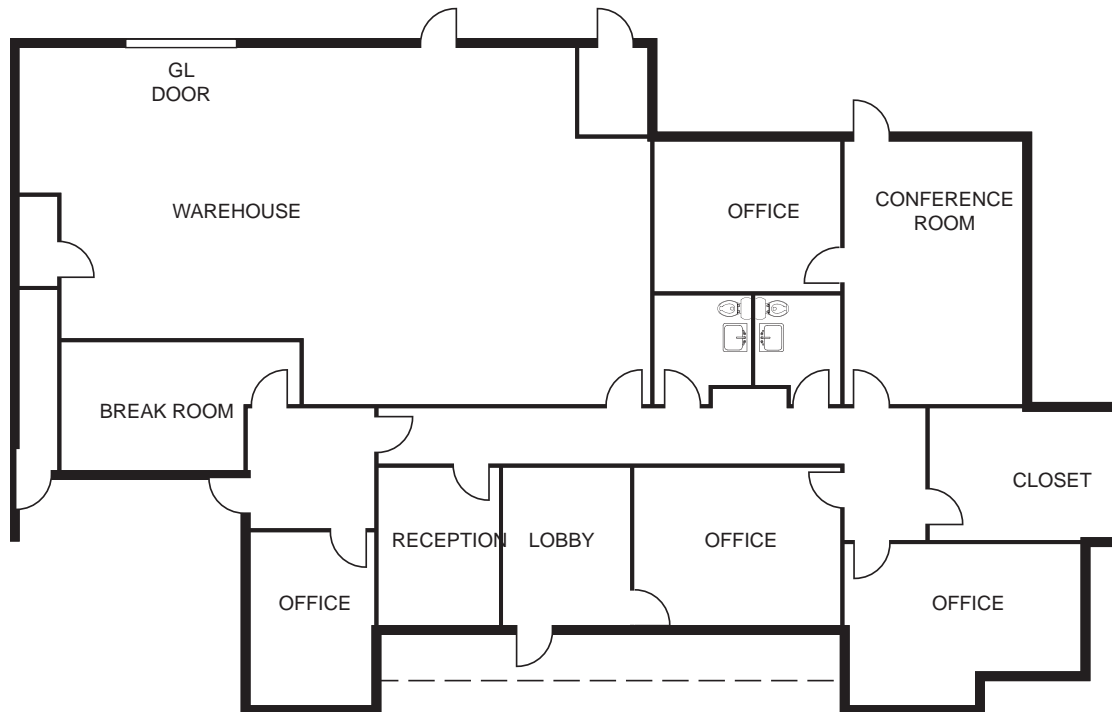




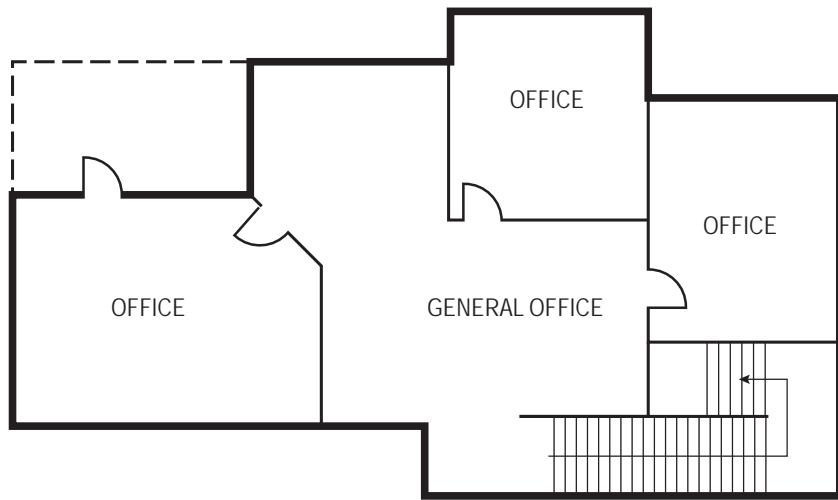
Office Unit
1588-1CD N. Batavia St
2,407 SF



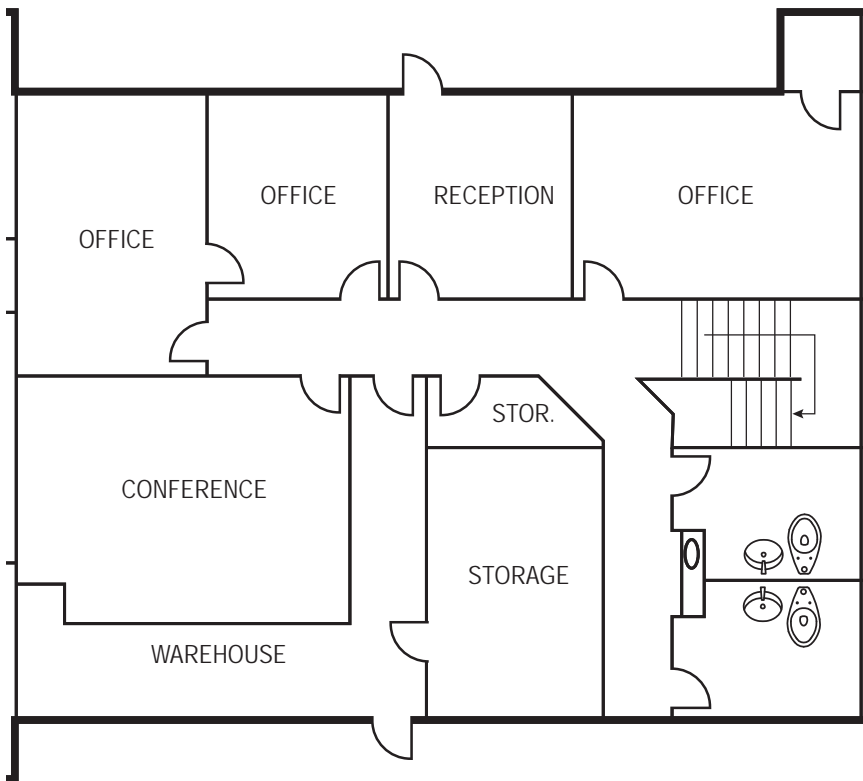
Industrial Unit
1572-2 N. Batavia St
4,772 SF



Industrial Unit
1574-3 N. Batavia St
3,152 SF

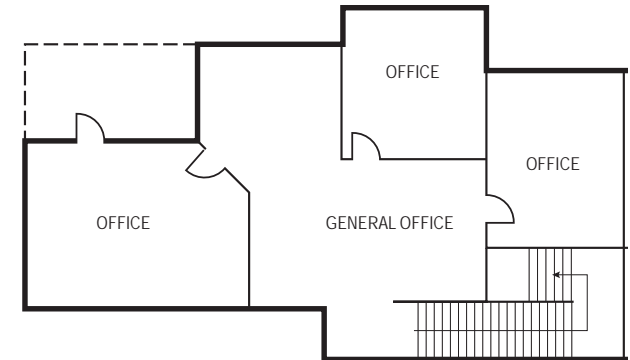


SECOND FLOOR

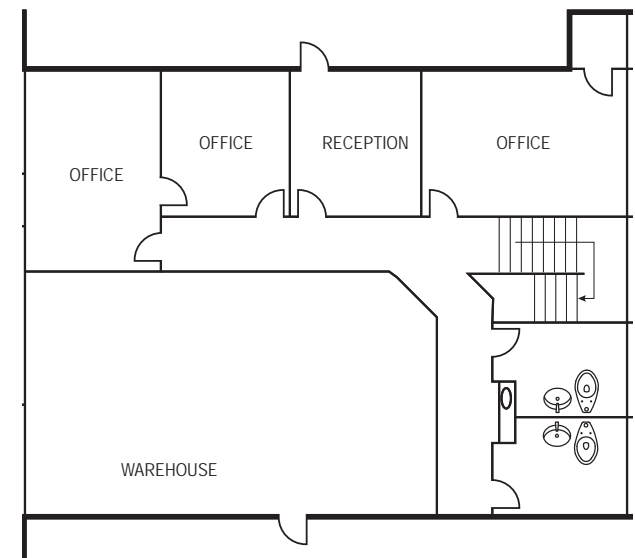


GROUND FLOOR

CURRENT LAYOUT



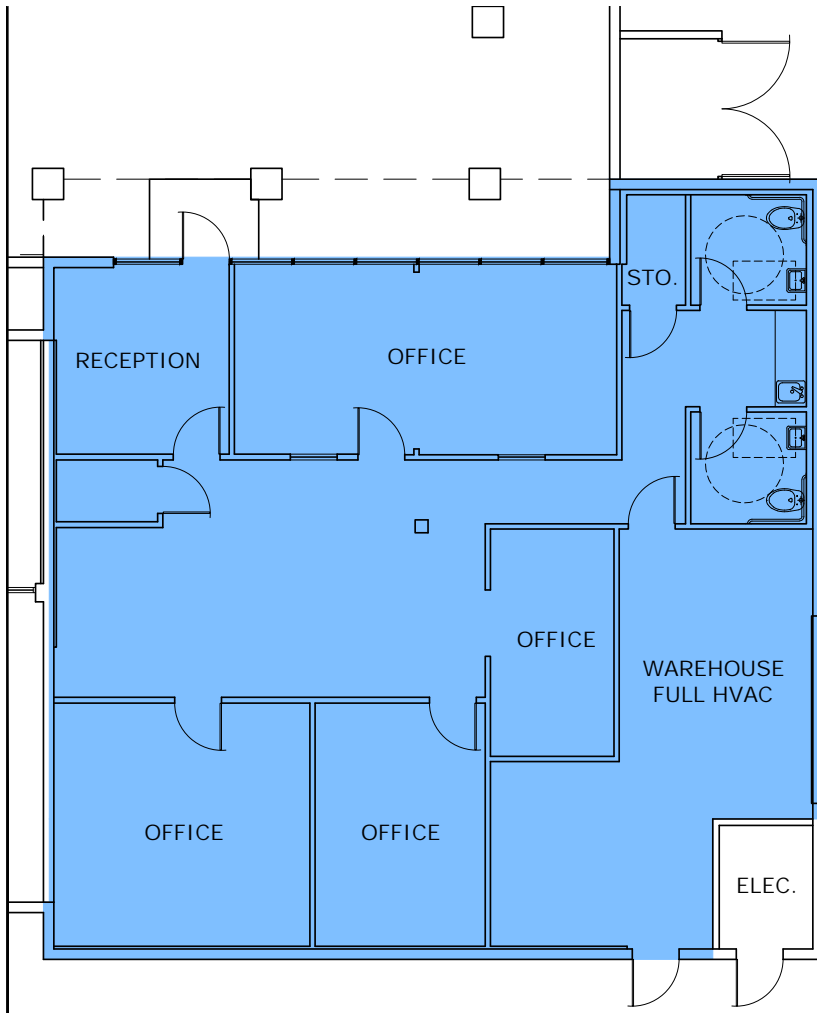
SECOND FLOOR



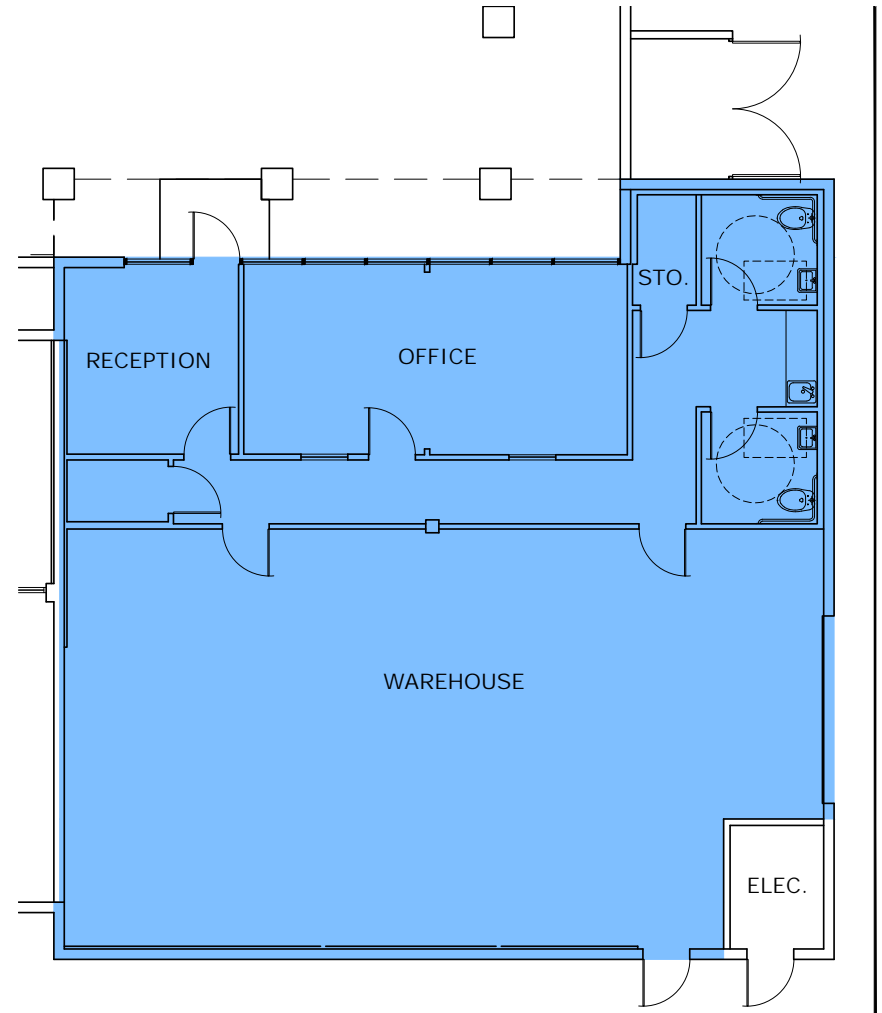
GROUND FLOOR

PROPOSED LAYOUT

Industrial Unit
1590-1 N. Batavia St
2,438 SF

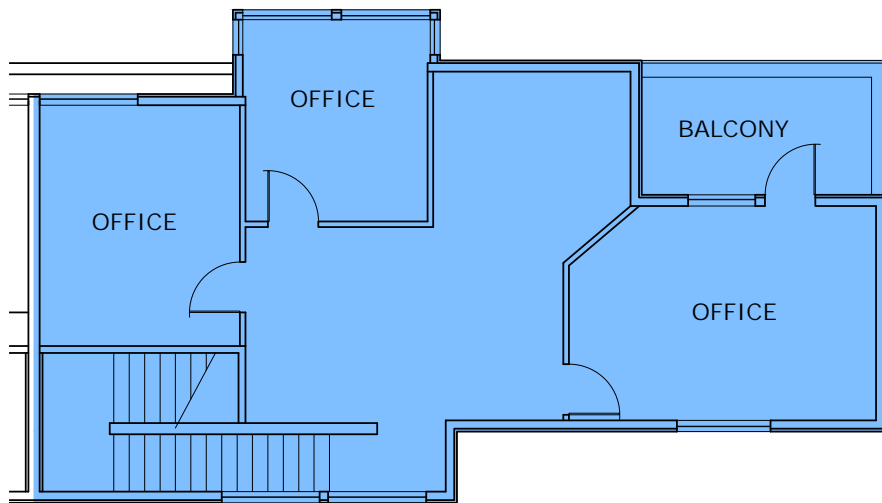


CURRENT LAYOUT

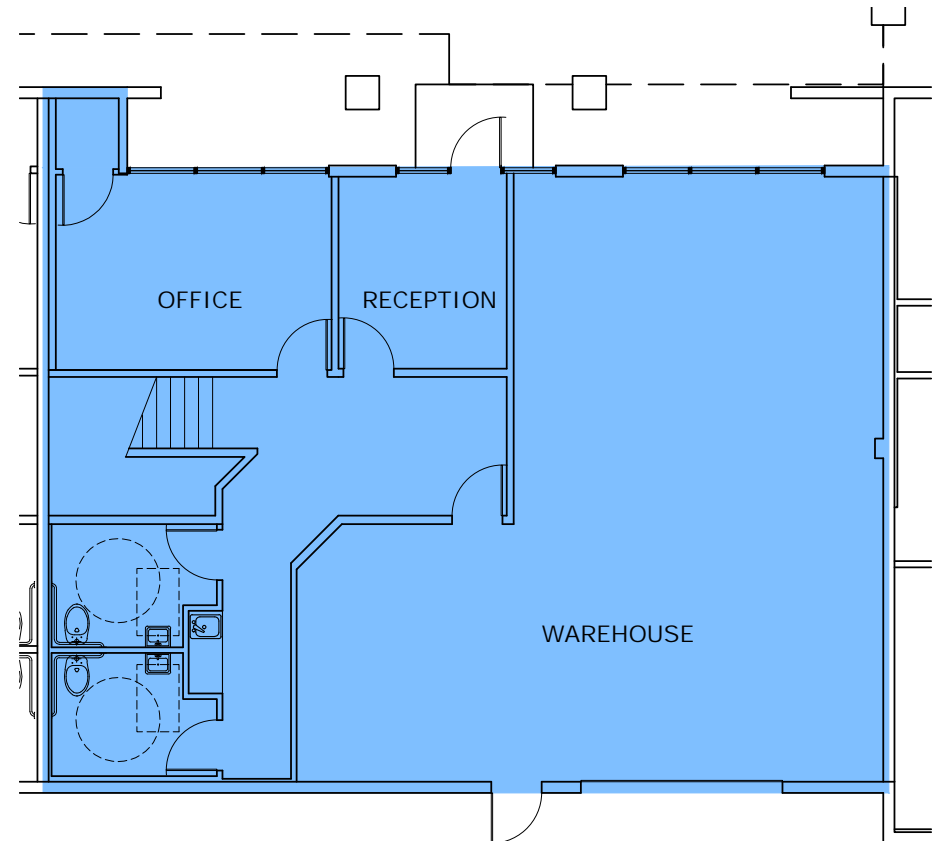


PROPOSED LAYOUT

Industrial Unit
1590-2 N. Batavia St
3,146 SF

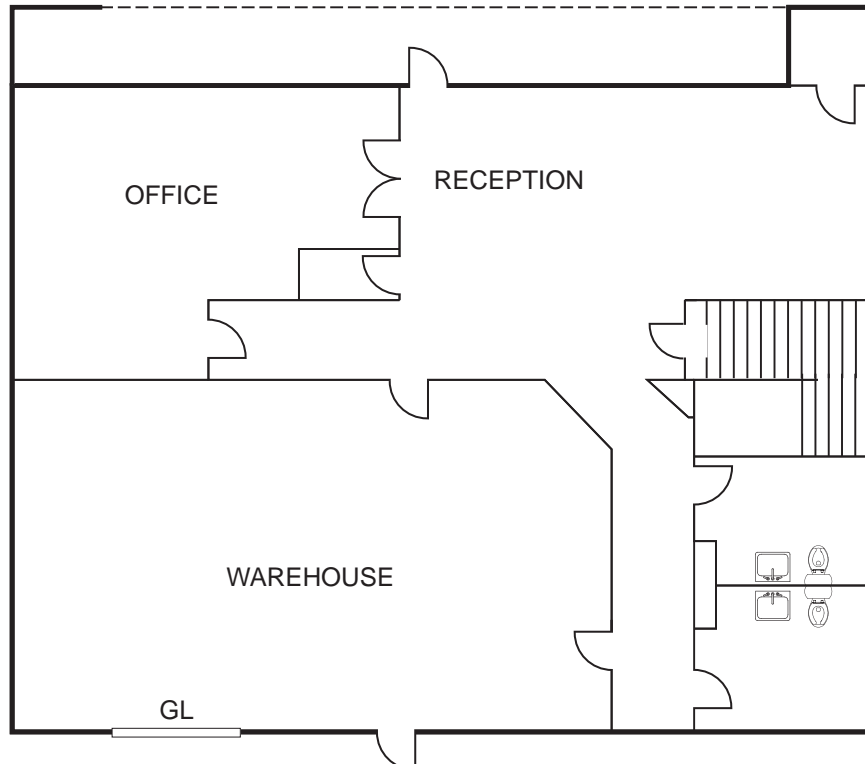


Second Floor

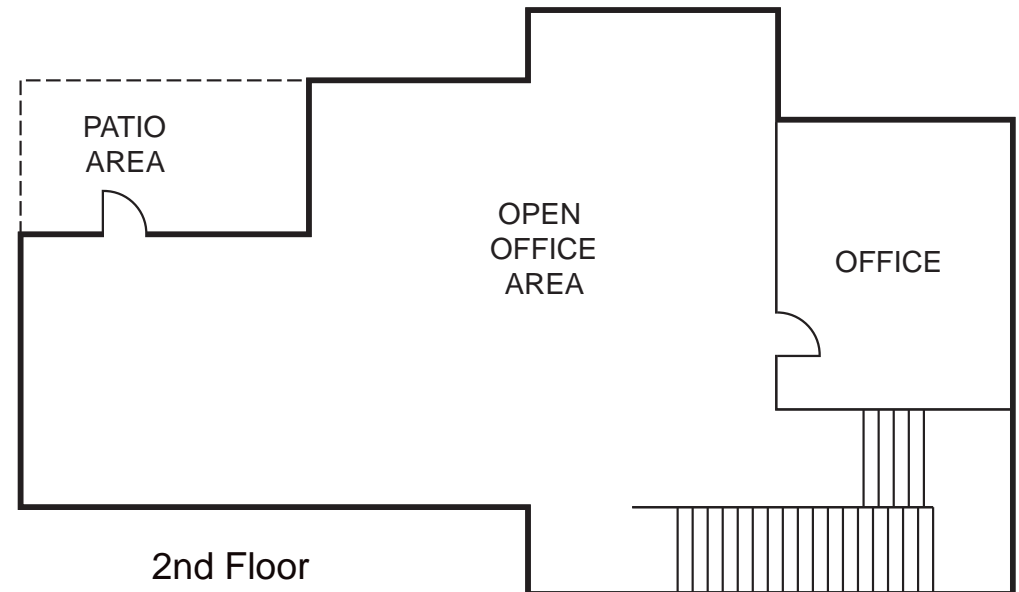


Ground Floor

Industrial Unit
1590-3 N. Batavia St
3,152 SF

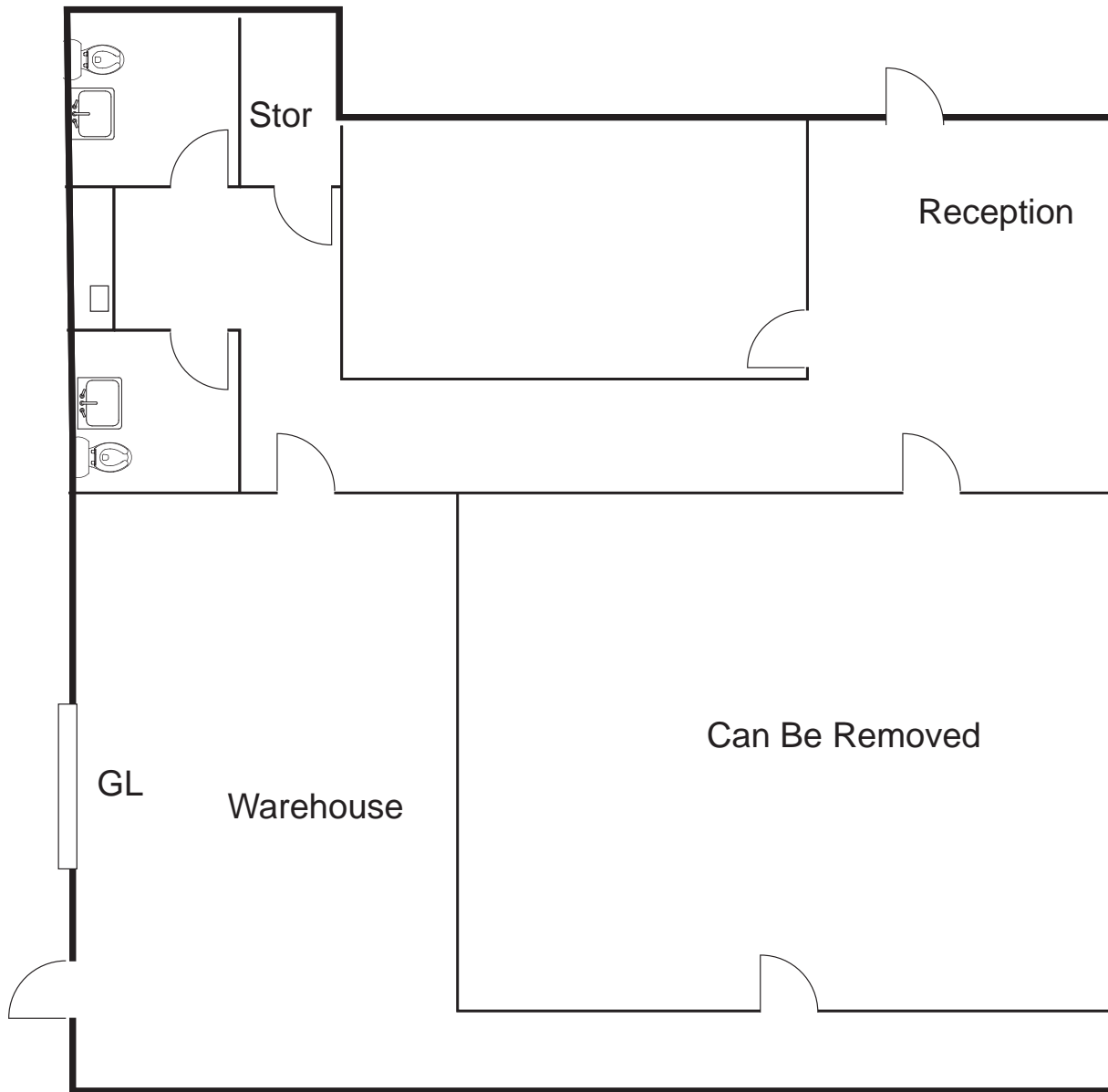


Ground Floor

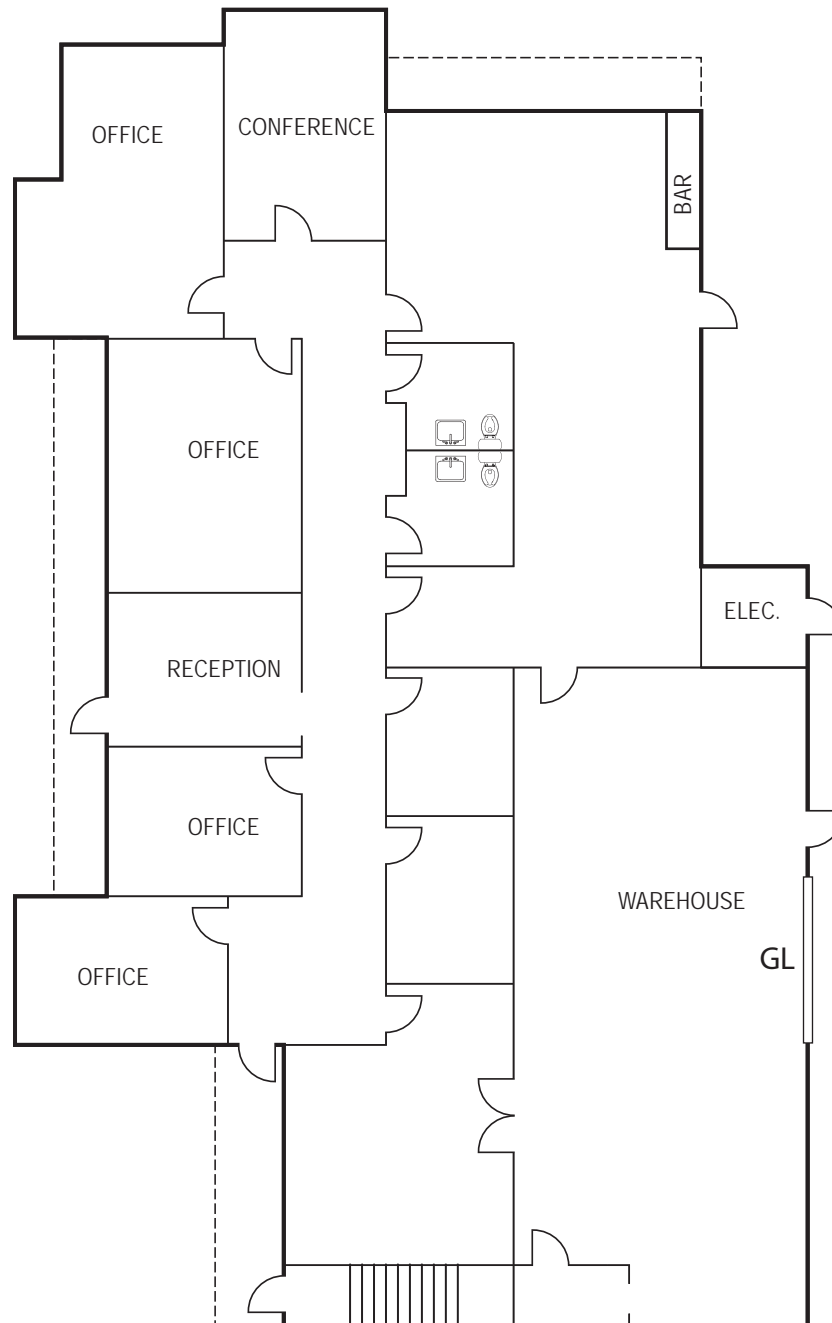


2nd Floor

Industrial Unit
1590-4 N. Batavia St
2,505 SF



Existing Floorplan



Industrial Unit
1592-2 N. Batavia St
4,772 SF