

# 4900 E HUNTER AVE, ANAHEIM

±52,416 SF Freestanding Industrial Building - For Sale



## Ryan Magarian

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DRE# 02063515

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DRE# 01870037

 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES



All information contained herein has been provided by Seller/ Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

## HIGHLIGHTS

- Freestanding Industrial Building
- High Image Property with Excellent Curb Appeal
- Large, Drive Around Fenced Yard
- Grand Entrance with Modern Showroom
- Renovated in 2022
- Heavy Power
- Superior Warehouse Clearance
- Fire Sprinklered
- Gas Metered
- Skylights
- HVAC in Warehouse
- Street Parking
- Immediate Access to 91, 55 Freeways
- Zoned Industrial (Anaheim Canyon DA-1; Favorable Industrial Zone)

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Not to Scale

## PROPERTY FEATURES

<b>PROPERTY TYPE</b>	Freestanding Industrial
<b>BUILDING SIZE</b>	±52,416 SF
<b>PARCEL SIZE</b>	±2.16 Acre
<b>YARD</b>	Large, Drive Around Yard (Approx. 24,500 SF)
<b>OFFICE SIZE</b>	±22,000 SF ±11,000 SF 1st Floor ±11,000 SF 2nd Floor
<b>LOADING DOORS</b>	7 Ground Level
<b>POWER</b>	4,000 Amps of 277/480 Volt
<b>WAREHOUSE CLEARANCE</b>	±24' Minimum
<b>FIRE SPRINKLERS</b>	Yes
<b>FREEWAYS IMMEDIATE</b>	91, 55
<b>YEAR BUILT</b>	1999; Renovated in 2022

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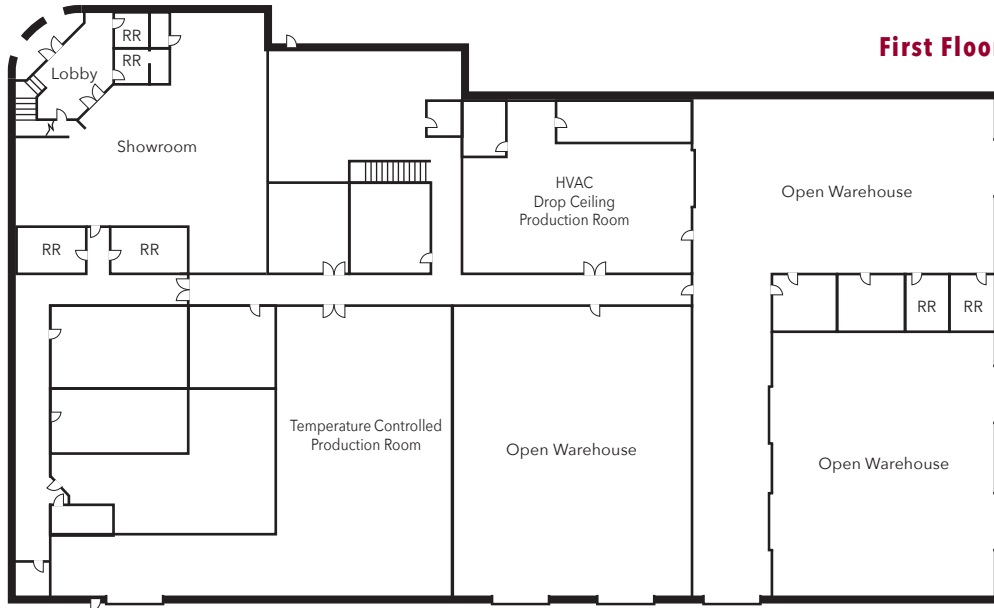
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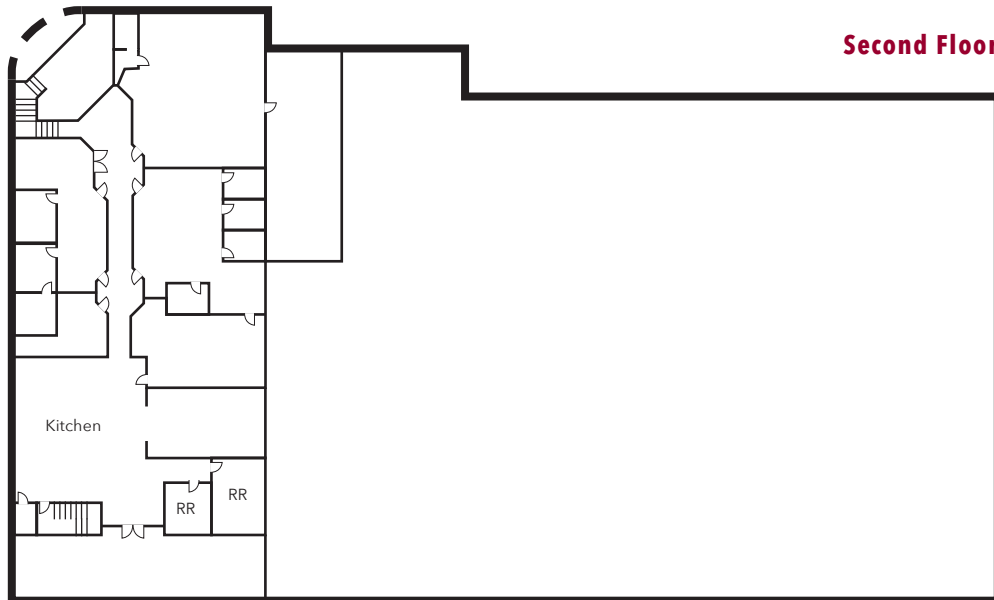


# FLOORPLAN

## First Floor



## Second Floor



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## RENT SUMMARY

The property is being sold with a short-term lease in place under the general terms outlined below. In the event of any conflict between this summary and the lease agreement, the lease agreement shall control. All prospective buyers should independently review and verify these terms against the lease agreement.

**Tenant:** Precision Advanced Machining, LLC (a Delaware LLC)

**Lease Expiration Date:** August 27, 2026

**Monthly Base Rent:** \$86,625 NNN

**Security Deposit:** \$173,250

**Property Taxes:** Tenant is responsible for all property taxes except for increases resulting from a reassessment triggered by a sale.

### **Renewal Options:**

- Tenant may extend the Term for one (1) additional six (6) month period by giving written notice at least 90 days before the end of the initial term.
- During the renewal term, Base Rent increases to \$108,281.25/month.

### **Operating Costs:**

Tenant pays all Operating Costs in addition to Base Rent. These include property insurance, utilities, routine repairs, and general maintenance of the Premises. Tenant is also responsible for all real estate taxes, except increases resulting from a reassessment caused by a sale or new construction by Landlord. Regular annual tax increases remain the Tenant's responsibility.



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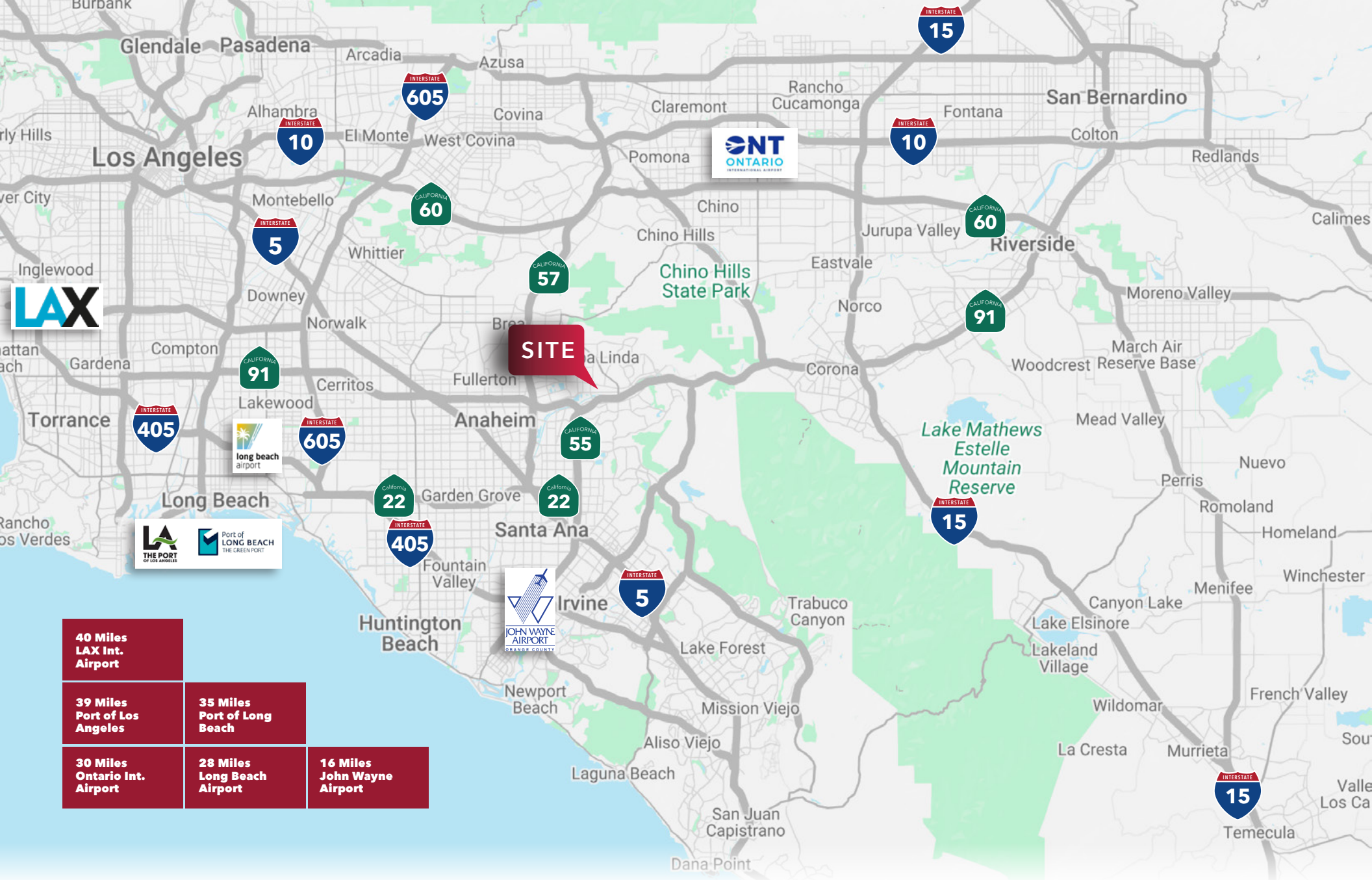
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