

Core Orange County Industrial Asset

Batavia point

2164 N. BATAVIA, ORANGE CA

249,431 SF
Class A Industrial
Building
For Lease or
Purchase

NEWMARK Lincoln ARTEMIS

*State-of-the Art Industrial Headquarters Facility
Located in the Heart of Orange County*

Modern Functionality.
Central Location. Rare
Large-Block Opportunity.

Core Orange County Industrial Asset

249,431 SF **CLASS A BUILDING**

An exceptional opportunity to lease or purchase an institutional-quality Class A industrial facility in one of Southern California's most supply-constrained markets. 2164 N. Batavia offers strong functionality, modern construction, and strategic proximity to regional transportation corridors and demand drivers.



2164 N. Batavia

PROPERTY HIGHLIGHTS

RENTABLE AREA

Total: 249,431 SF

- Warehouse: 205,189 SF
- Office: 44,242 SF (three-story, elevator-served)
- Bonus/Storage Mezzanine: ±1,377 SF (not included in RSF)

POWER

2,000 amps, 277/480 volt, 3-phase (expandable to 4,000 amps or greater)

CLEAR HEIGHT

33' Minimum

COLUMN SPACING

52' × 50' (typical)

LOADING

Dock-High Doors: 35 (15 hydraulic levelers and 19 "edge-of-dock" levelers)

GRADE-LEVEL DOOR:

1 Ramped door

TRUCK COURT

140' deep / 100% concrete surface

SIGNAGE

Monument Signage available on Batavia

YARD & SECURITY

- Fully fenced and secured truck court and yard area, including a guard shack
- Ability to secure the entire site through one controlled ingress/egress point

PARKING

1.8 per 1,000 SF | Total 446 stalls (439 standard + 7 accessible)

SEISMIC

Preventative & Elective

FIRE PROTECTION

ESFR sprinkler system

LIGHTING

LED warehouse lighting with 3% skylight coverage for natural light

FLOOR SLAB

6" Reinforced concrete

OUTDOOR AMENITIES

- Outdoor balconies serving each office floor
- Large outdoor patio ideal for breaks and lunch gatherings

RESTROOMS

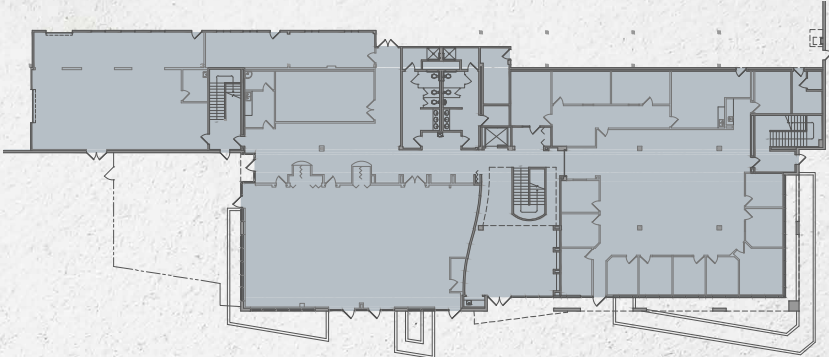
One set on each office floor plus warehouse restrooms with shower

Batavia Street

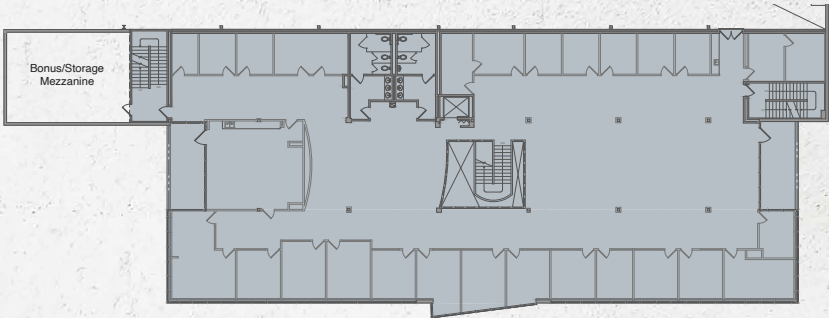
Site Plan



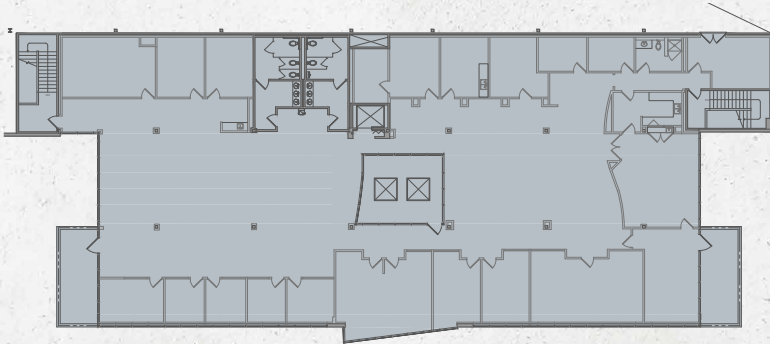
Office Floor Plans



First Floor - 17,116 SF (includes warehouse office)



Second Floor - 14,712 SF (includes warehouse breakroom)



Third Floor - 12,414 SF

Modern Functionality
Meets Design in the
Heart of Orange County



2164 N. Batavia Street

Exceptional Dock-High Loading Capabilities



A Modern Headquarters Facility Built for Performance, Positioned for Growth, Located in Vibrant Central Orange County.

Pacific Ocean

Ports of Long Beach
& Los Angeles



ARTIC



ANGEL STADIUM



Disneyland



HONDA Center



OCVIBE

S. State College Avenue

Ball Road

Taft Avenue

Santa Ana River Trail

Batavia Street

Batavia point



2164 N. BATAVIA
ORANGE CA



Where Accessibility Meets Opportunity.

Ideally located in central Orange County, 2164 N Batavia St. combines exceptional access, a vibrant setting, and proximity to Southern California's major business and lifestyle hubs.

FREEWAY CLOSE



1 Mile



2.5 Miles



3.8 Miles



2.5 Miles



3.8 Miles



Near all Major Airports



Close to The Ports of LA and Long Beach

NEWMARK Lincoln ARTEMIS

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