

FOR SALE* / LEASE

+21,400 SF

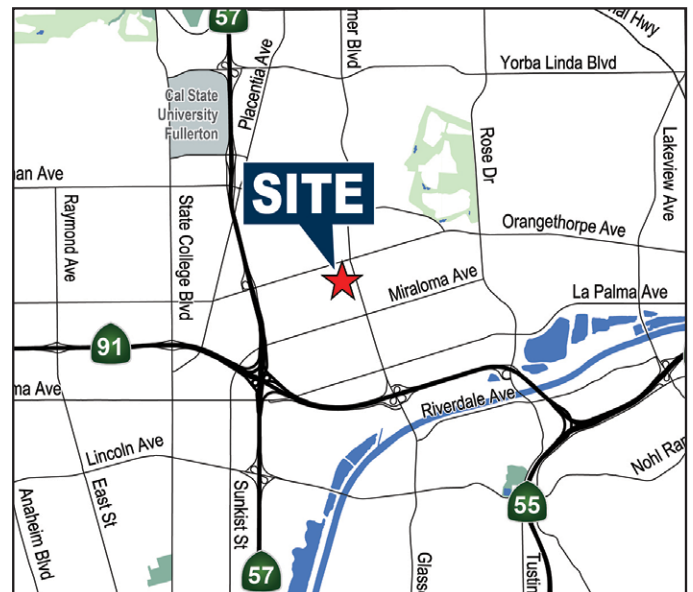
*** Subject to Ground Lease with
Purchase Option in July 2038**

3021-3035 E LA JOLLA ST | ANAHEIM | CA



PROPERTY FEATURES

- 21,400 SF Freestanding Industrial Building
- 24' Clear Height
- 1600 Amps, 3 Phase (Verify) 400 Amps per Unit
- 4 Ground Level Doors
- 2:1 Parking Ratio
- 0.99 Acre Lot
- Drive Around Capability
- Fenced Yard Possible
- 57, 91, & 55 FWY Access
- Modern Construction - Built in 2004
- Non-Structural Walls Between Units – Ideal for Reconfiguration or Condo Conversion



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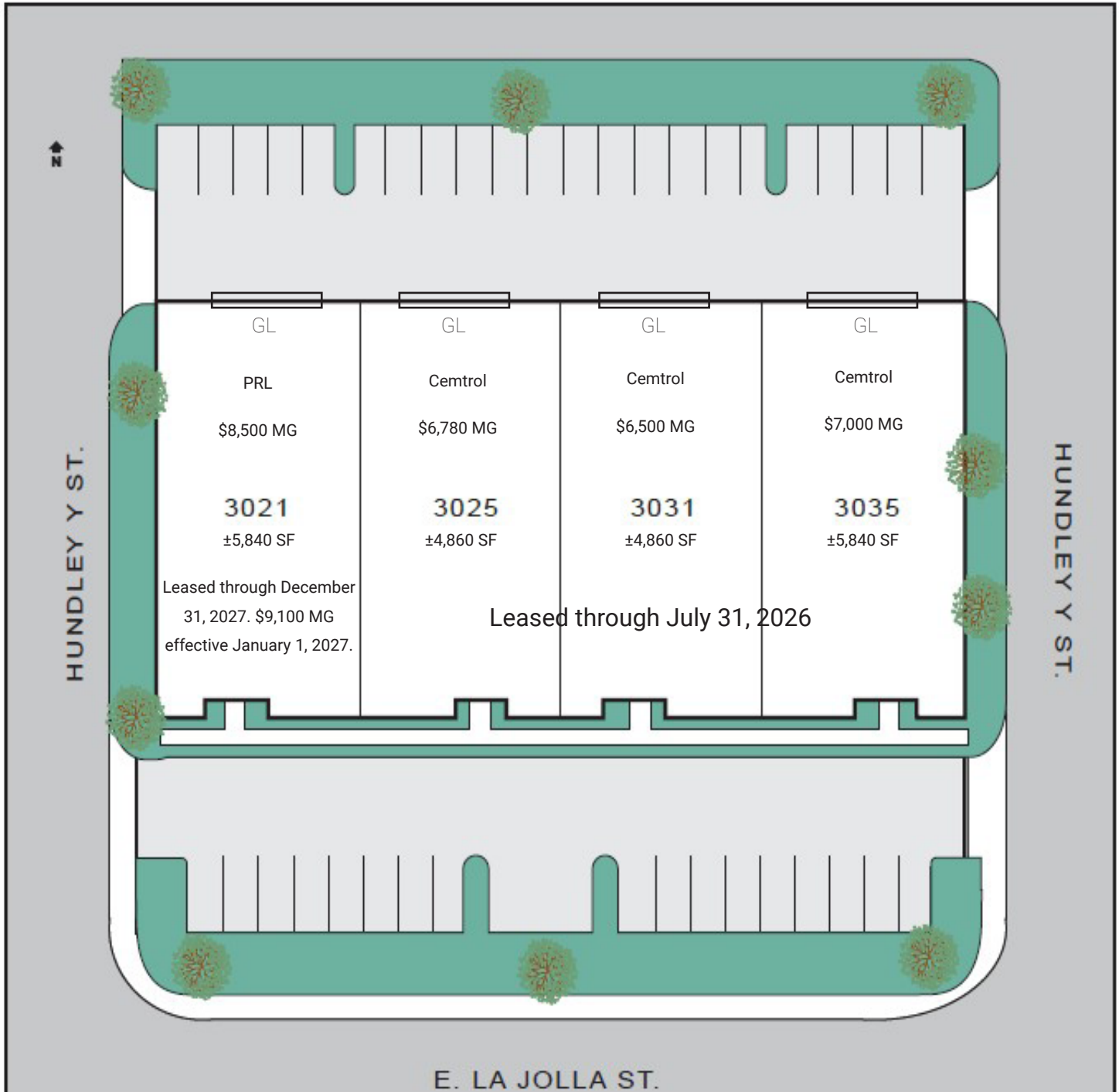
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SITE PLAN



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PHOTOS



- Four (4) Unit Multi-Tenant Industrial Building
- Currently 100% Leased Through July of 2026
- 65 Year Ground Lease Expires July 31, 2068. Current Ground lease is \$0.16 per sq. ft. per month. There is an Option to Purchase the Ground Lease in year 2038 and every subsequent Five (5) years for a total of Seven (7) Options to Purchase at Fair Market Value



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