

LEASED INVESTMENT OPPORTUNITY

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FOR SALE

911 Poinsettia
Santa Ana, CA

Burke Santa Ana Business Center

15,212 SQ.FT. Building

About...

911 Poinsettia is located within a vibrant business center in Downtown Orange County. Newly constructed in 2001 Built to the highest quality standards. Positioned in a new zoning district that elevates both image and long-term investment potential.

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www.SWCRE.com

Features:

- ^ 15,212 SQ FT OF WAREHOUSE & OFFICE
- ^ CORPORATE HQ IMAGE & SIGNAGE
- ^ BUSINESS CAMPUS SETTING
- ^ FREEWAY CLOSE - DOWNTOWN AREA
- ^ NICE WINDOW LINED OFFICES
- ^ HEAVY POWER SUPPLY
- ^ 2 LARGE GROUND LEVEL DOORS
- ^ WILL CALL AREA
- ^ NEWLY CONSTRUCTED

Southwest
Commercial
Commercial Real Estate Services

Property Description:

ADDRESS: 911 POINSETTIA, SANTA ANA, CA
BUILDING SQUARE FEET: 15,212 BUILDING (ONLY ONE COMMON WALL)
LOT SIZE: 36,155 SQ FT (VERIFY)
ASSOCIATION: DUES \$1,050 PER MONTH, BILLED TO TENANT
NUMBER OF STORIES: SINGLE (MORE USABLE THAN 2-STORY CONST.)
YEAR BUILT: 2001
POWER SUPPLY: 3 PHASE 400 AMPS (VERIFY DETAILS)
LOCATION AMENITIES: ADJACENT TO TRAIN STATION / DOWNTOWN
WAREHOUSE: 18'+- CLEAR HEIGHT + 2 TRUCK DOORS
WILL CALL AREA: SEPARATE, REAR GLASS ENTRANCE
ZONING: SD-84 UN-2 [weblink info](#)
CONSTRUCTION: CONCRETE TILT-UP
BUILDING IMPROVEMENTS: CUSTOM OFFICE CONSTRUCTION APPROX 3,500 S.F.
DO NOT DISTURB TENANT: TOURS BY APPOINTMENT ONLY

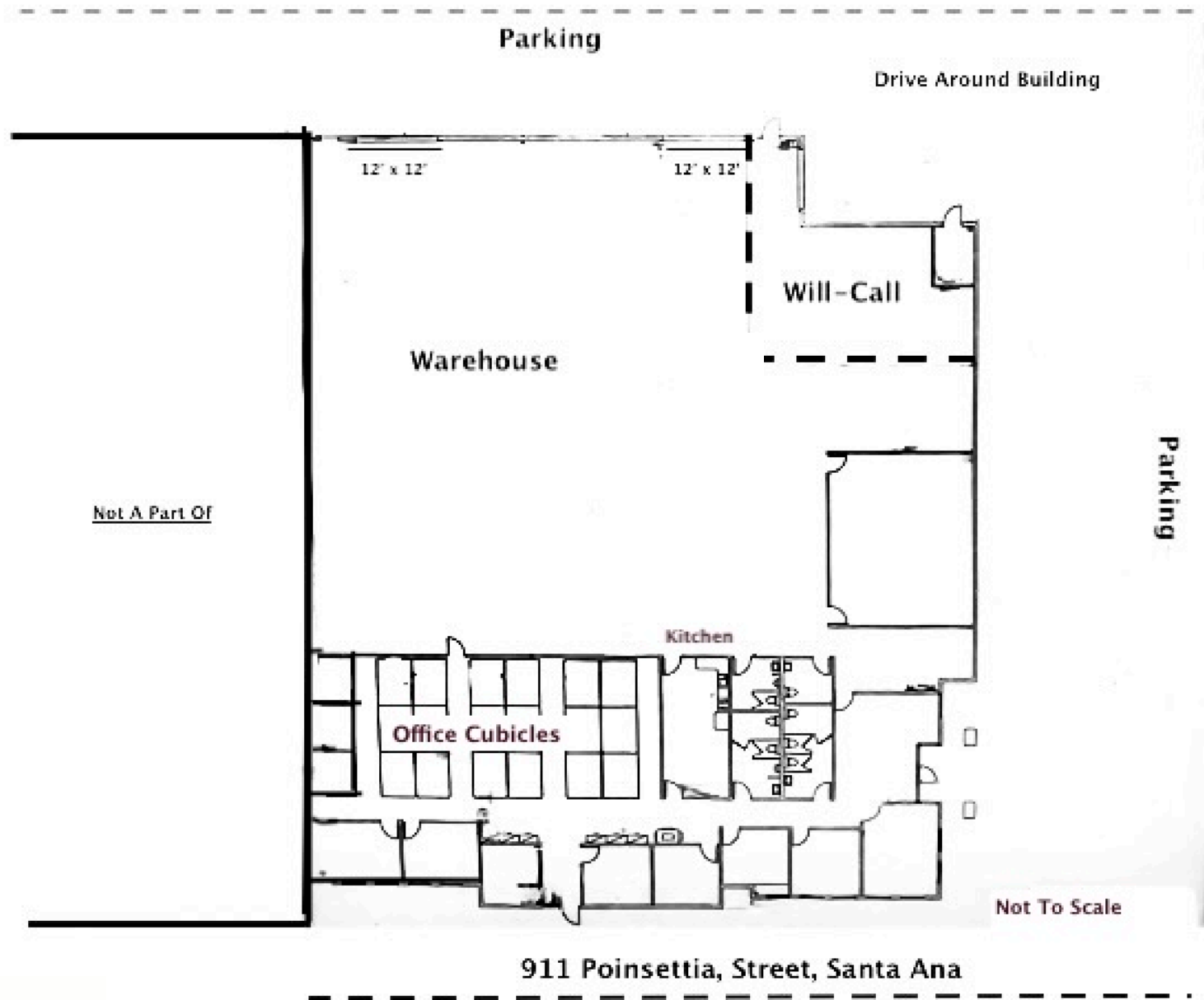


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Although all information furnished regarding property for lease is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof.

911 Poinsettia Santa Ana Floor Plan

Floor Plan



Tenant Information:



TENANT: Motion & Flow Control Products, INC (MFCP)
WEBSITE: www.mfcp.com
TENANCY: SINCE 2002. ORIGINAL TENANT OF 23 YEARS.
LEASE TERMS: EXPIRES DECEMBER 2029 (4 YEARS) NO OPTIONS
LEASE TYPE: SINGLE TENANT NNN LEASE
NOI: \$207,000.00 (\$17,257 PER MOS. AS OF 01/01/26)
ANNUAL INCREASES: 3% ON 01/01/2027, 2028 & 2029
LOCATIONS: 60+ LOCATIONS <https://www.mfcp.com/locations>
ABOUT US: <https://www.mfcp.com/about-us>



Distribution

Your go-to destination for top-quality industrial products.



Services & Solutions

We provide a wide range of comprehensive services and solutions to support the products we sell.



Industries we serve

With MFCP, you get the benefit of years' worth of industry know-how. Our experts and manufacturers have formed a bond rooted in decades spent working together to produce successful solutions for various sectors. Not only do we provide comprehensive components but also provide full system offerings - making us your one-stop shop towards conquering any challenge!

