

1165 N FOUNTAIN WAY, ANAHEIM

6,600 SF Multi-Tenant Industrial For Sale



Garret Gilliland

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DRE# 02075196

Ryan Magarian

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DRE# 02063515





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

- Value-Add Multi-Tenant Industrial Building
- All Tenants on Month-to-Month Leases
- Ideal Opportunity for an Owner-User or Investor
- New Roof Installed in 2021
- New Parking Lot Asphalt Installed in 2021
- Ideal Anaheim Canyon Location
- Immediate Access to 91, 55, 57 Freeways
- City of Anaheim Utilities
- Industrial Zoned (DA-1)
- Core Industrial Location with Low Vacancy Rate
- Nearby Eateries and Amenities

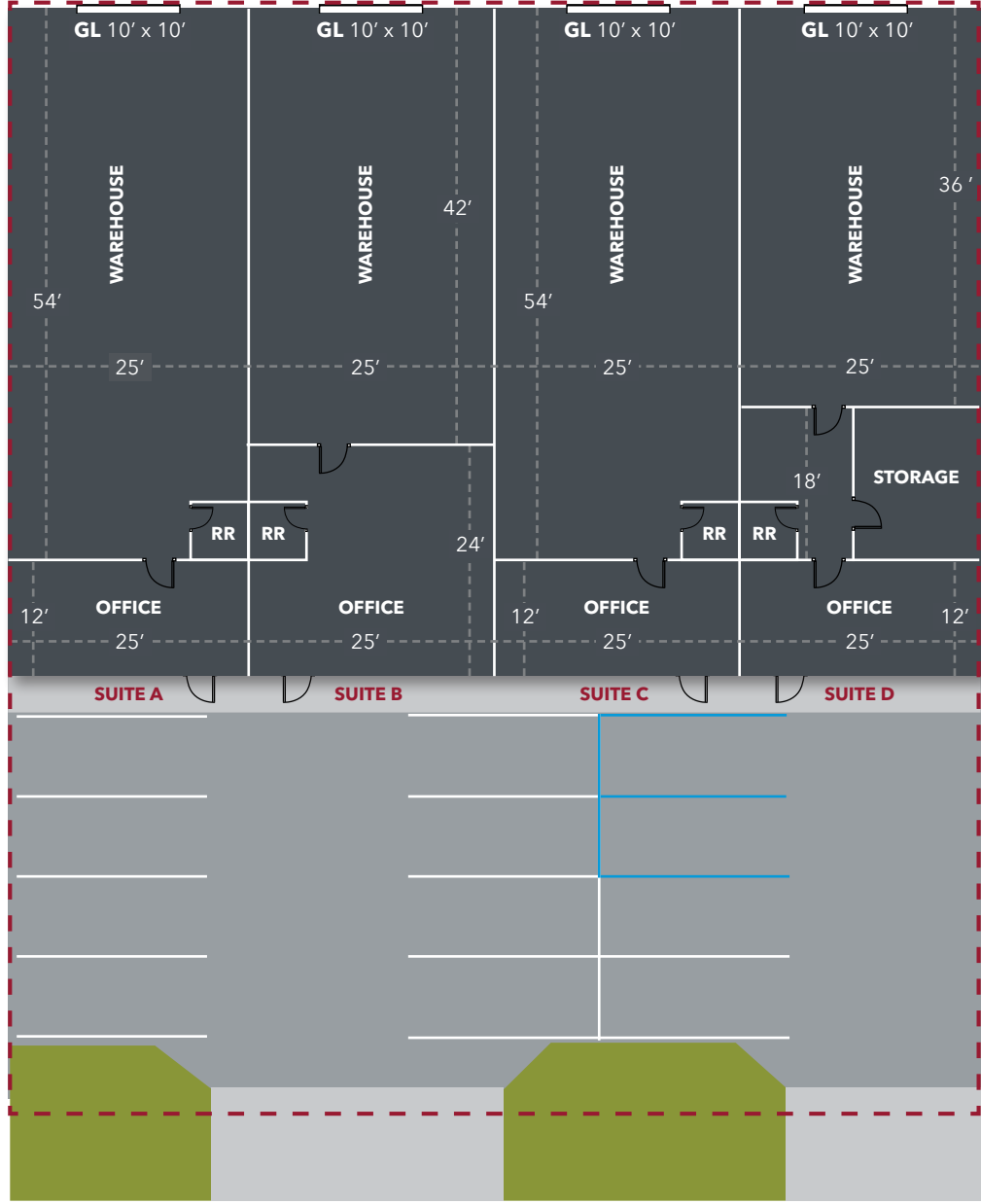
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Not to Scale

PROPERTY FEATURES

PROPERTY TYPE Industrial / Multi-Tenant

BUILDING SIZE 6,600 SF

OFFICE SIZE 1,500 SF

UNITS 4

GROUND LEVEL LOADING DOORS 4 (1 per unit)

CLEARANCE HEIGHT 12.5'

POWER 200 Amps (120/208V) per unit - Verify

PARKING 12 Stalls + Street Parking

FREEWAYS IMMEDIATE 91, 55, 57

RESTROOMS 4

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RENT ROLL

SUITE	SUITE A	SUITE B	SUITE C	SUITE D
SF	1,650	1,650	1,650	1,650
Term	MTM	MTM	MTM	MTM
Monthly Rent PSF Gross	\$1.20	\$1.30	\$1.20	\$1.30
Monthly Rent Gross	\$1,980	\$2,145	\$1,980	\$2,145
ANNUAL GROSS INCOME	\$99,000.00			

PROFORMA RENT ROLL

SUITE	SUITE A	SUITE B	SUITE C	SUITE D
SF	1,650	1,650	1,650	1,650
Monthly Rent PSF Gross	\$1.70	\$1.70	\$1.70	\$1.70
Monthly Rent Gross	\$2,805.00	\$2,805.00	\$2,805.00	\$2,805.00
ANNUAL GROSS INCOME	\$134,640.00			

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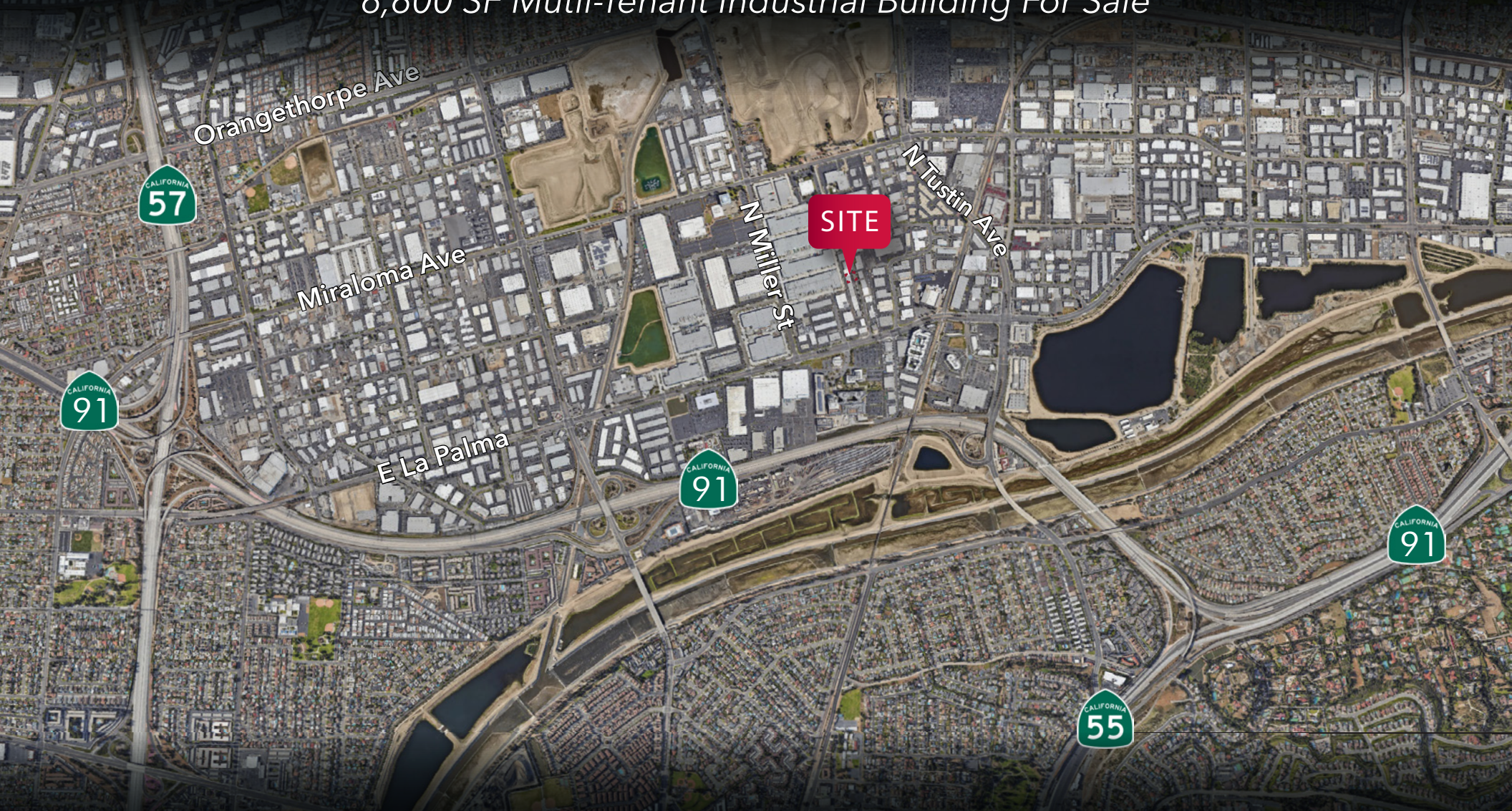
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COMMERCIAL REAL ESTATE SERVICES