



GUTHRIE BATAVIA

OFFICE & INDUSTRIAL UNITS FOR SALE

1570-1576 & 1588-1594 N. BATAVIA ST. ORANGE, CA



90% SBA FINANCING AVAILABLE*

[DRONE VIDEO LINK](#)

Voit

REAL ESTATE SERVICES

ZEHNER HILL
INDUSTRIAL GROUP

PROPERTY DETAILS

Voit Real Estate Services is excited to offer a unique sale opportunity for office and industrial units located within a well maintained business park. Guthrie Batavia business park is located in the city of Orange is bordered by four freeways, the Orange (57) freeway to the West, Riverside (91) Freeway to the North, the Garden Grove (22) Freeway to the South and extends East of the Costa Mesa (55) Freeway. The cityscape of Orange is rich in its historic buildings. Old Towne - Orange Historic District, a one square-mile around the original plaza, contains many of the original structures built in the period after the city's incorporation.

Orange is home to Chapman University and Santiago Canyon College. The Orange Transportation Center's platform is situated adjacent to the former Santa Fe depot in the downtown Historic District, which is also home to an Orange County Transportation Authority (OCTA) bus station, is the second busiest station of the entire Metrolink train system due to its position serving as a transfer station for the Orange County and the IE-OC Metrolink lines.

800-6,100
SQUARE FEET

ADJACENT
UNITS MAY BE
COMBINED

UNITS
ALL PARCELIZED



UNSURPASSED LOCATION IN NORTH OC

- Well Maintained Business Park
- Own Your Unit / Building
- Private Restrooms
- Close Proximity to the 5, 22, 57, 55 and 91 Freeways, "Tile Mile", and Platinum Triangle
- Short Distance to the Anaheim Stadium, the Honda Center, Anaheim Regional Transportation Intermodal Center "Artic", the OC Vibe, and Disneyland



GUTHRIE BATAVIA

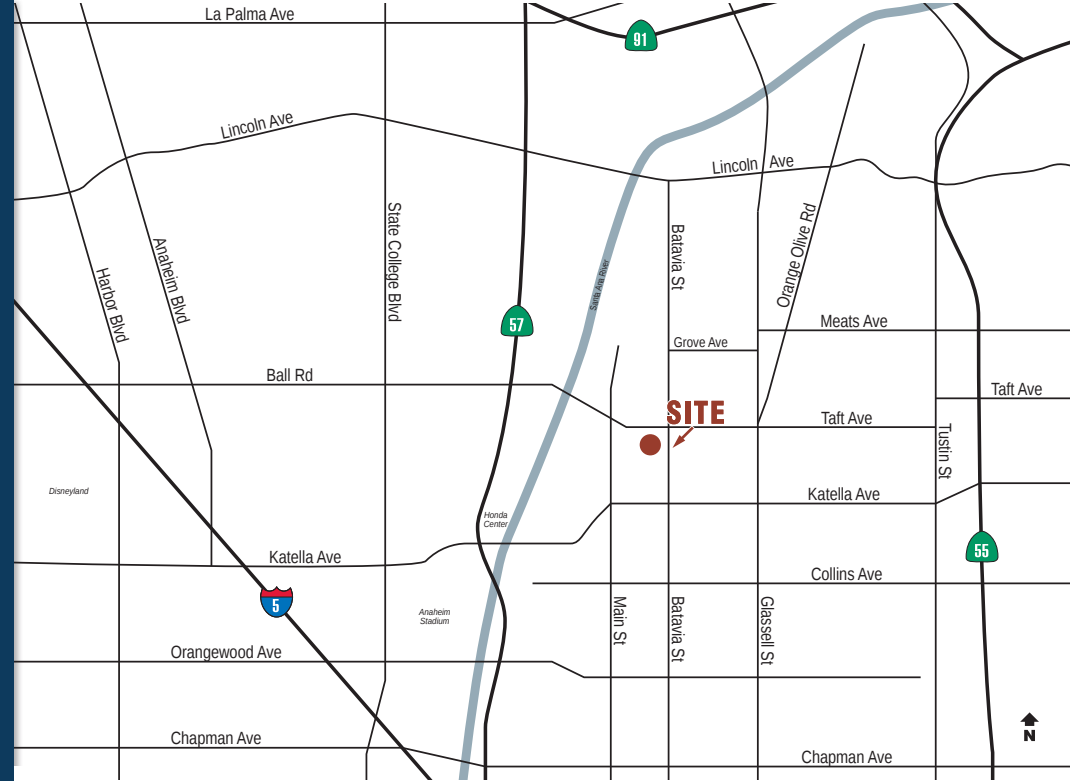
OFFICE / INDUSTRIAL UNITS

AVAILABLE

WAREHOUSE UNIT HAVE

GRADE LEVEL LOADING DOOR

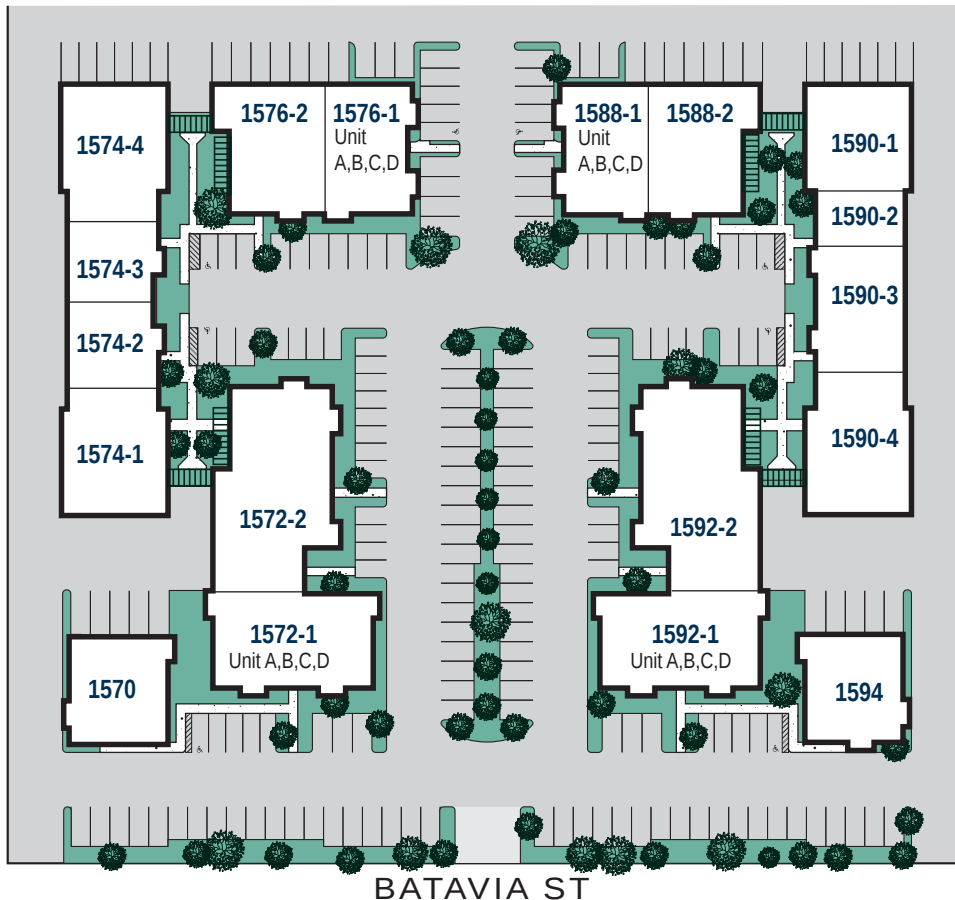
Excellent Location, North Orange County Market, Logistically located in the Middle of Orange County, Multiple Freeways, Disneyland, Anaheim Stadium, Honda Center, OC Vibe, The Block of Orange, UCI Hospital all within Minutes of Property





GUTHRIE BATAVIA

SITE PLAN & PRICING



OFFICE UNITS

Address	Unit Size	Available	Pricing
1570	4,156	Now	\$1,600,060.00
1576 - 1A-D	4,732	Now	\$1,821,820.00
1576 - 1AB	2,009	Now	\$801,591.00
1576 - 1A	1,051	Now	\$419,349.00
1576 - 1B	958	Now	\$382,242.00
1576 - 1CD*	2,723	Now	\$1,048,355.00
1576 - 1C	1,228	Now	\$472,780.00
1576 - 1D	1,495	Now	\$575,575.00
1588 - 1A-D	4,685	Now	\$1,803,725.00
1588 - 1AB	2,007	Now	\$800,793.00
1588 - 1A	1,031	Now	\$411,369.00
1588 - 1B	976	Now	\$389,424.00
1588 - 1CD	2,678	Now	\$1,031,030.00
1588 - 1C	1,232	Now	\$474,320.00
1588 - 1D	1,446	Now	\$556,710.00

INDUSTRIAL UNITS

Address	Unit Size	Available	Pricing
1572 - 2	4,772	Now	\$2,004,240.00
1574 - 3	3,152	Now	\$1,402,640.00
1590 - 1	2,438	Now	\$1,084,910.00
1590 - 2	3,146	Now	\$1,321,320.00
1590 - 3	3,152	Now	\$1,402,640.00
1592 - 2	4,772	Now	\$2,004,240.00

* OTHER UNIT SIZES AVAILABLE

PRICING AS OF *3.16.2026



GUTHRIE BATAVIA

BUILDING PHOTOS





GUTHRIE BATAVIA

INTERIOR PHOTOS





90% SBA FINANCING

Financing is available to qualified borrowers for up to 90% of the cost of buying through SBA loans and up to 85% of a unit's value from private banks.

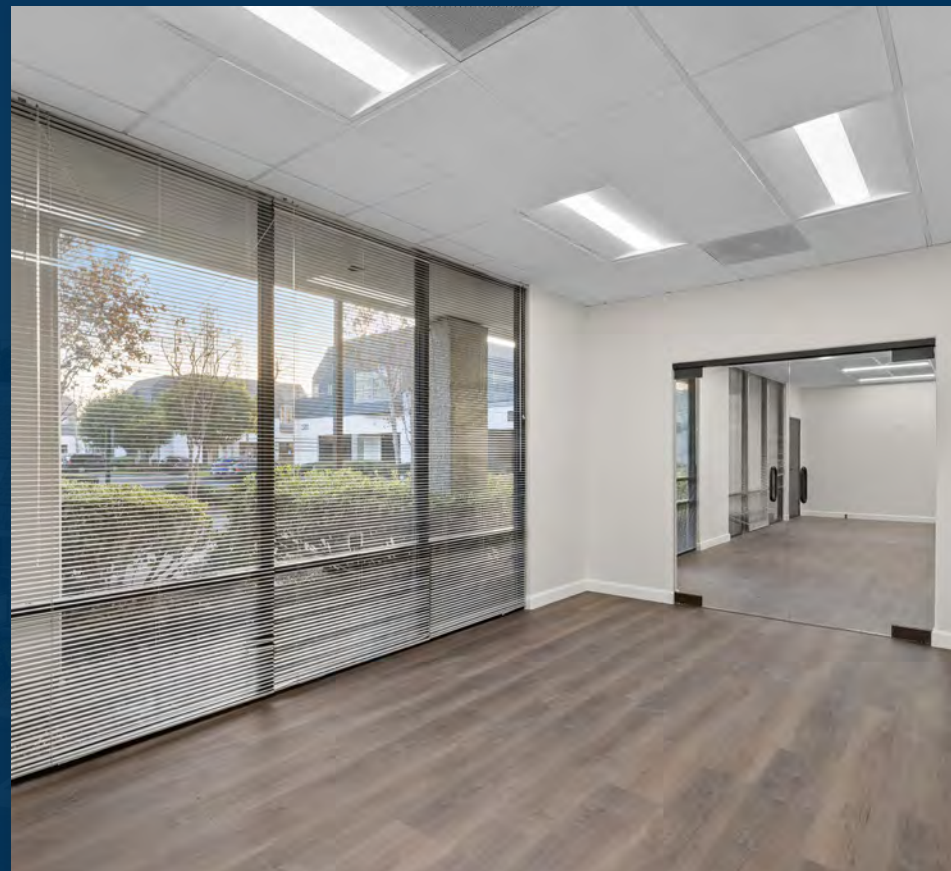
Under the SBA 504 program, a business owner makes a down payment of 10% of the value of the unit, including any expected costs of customization, and borrows up to 50% of the value from a bank and 40% of the value from SBA. The amount of monthly payments can be fixed for up to 25 years.

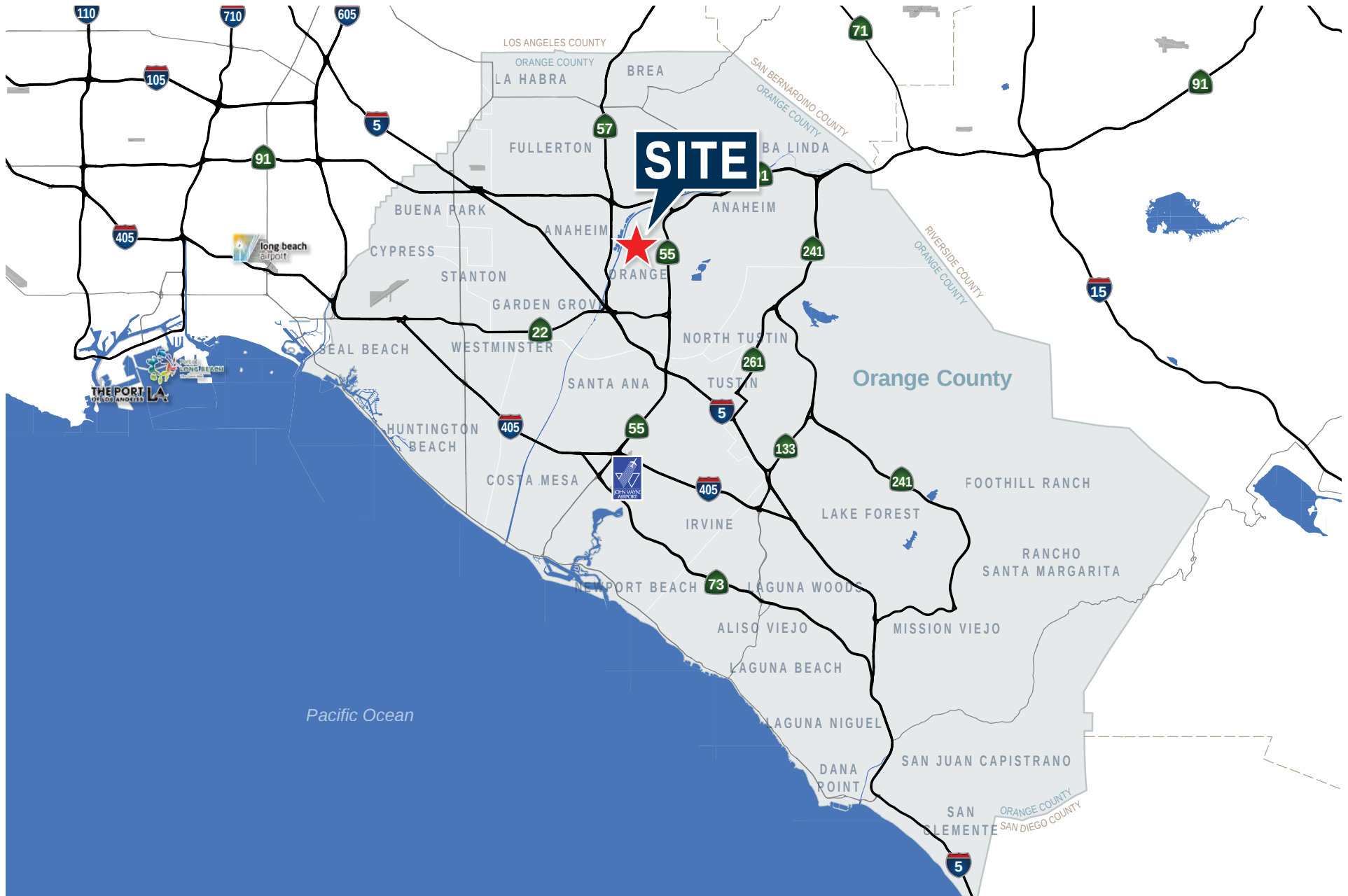
SBA 7 (A) program loans funds up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms.

For More Information Regarding SBA Financing, Conventional Financing and Current Interest Rates, Please reach out to our Preferred Lenders:

Dave Friedman - Senior Vice President
SBA Lending Group | **Wells Fargo**
friedma@wellsfargo.com
(949)584--3887

Carly Whitney – Senior Vice President
BFC – SBA Lending
carly@bfcfunding.com
(213)797-6706







AMENITIES AERIAL





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For More Information, Please Contact:

Voit

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