

# OFFERING MEMORANDUM



**WeTrust  
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COMMERCIAL SERVICES

EPITOME COMMERCIAL REAL ESTATE



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By WeTrust Realty and Epitome Commercial Real Estate

# EXECUTIVE SUMMARY

Address : 5375 Industrial Dr, Huntington Beach, CA 92649

PRICE	<b>\$3,800,000</b>	BUILDING SIZE	<b>+/- 8,687 SF</b>
BUILDING	<b>2-Story Flex Industrial</b>	LOADING	<b>1 Grade-Level Door</b>
POWER	<b>800 - 1,000a /277 - 480v 3p Heavy</b>	LOT SIZE	<b>+/- 20,073 SF</b>
YEAR BUILD	<b>1977</b>	PARKING	<b>27 Parking Stalls</b>



## PROPERTY DESCRIPTION

A true scarce small-bay freestanding industrial asset in coastal Orange County, ideal for businesses looking to establish a permanent presence in a highly supply-constrained submarket.

For owner-users, this is an opportunity to convert rent expense into equity while controlling future occupancy costs.

For investors, the combination of coastal location, functional design, and strong small-bay demand positions the property for long-term upside.

# INVESTMENT HIGHLIGHTS

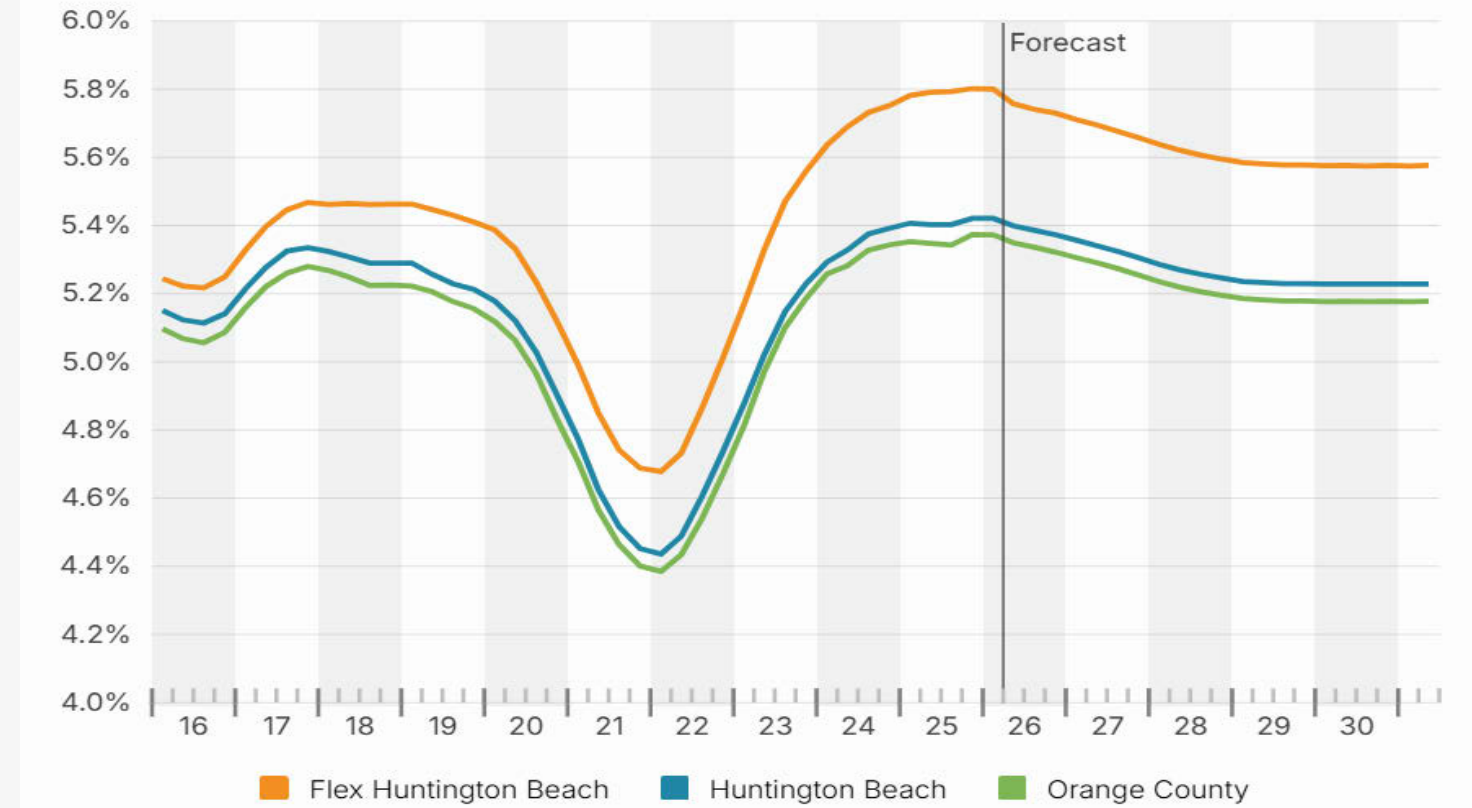
- **Configuration: Freestanding 2-Story Flex Industrial**
- **Parking: Ample On-Site Parking**
- **Improvements: Offices having separate mailboxes and electrical sub panels.**
- **Power: 800 - 1,000a /277 - 480v 3p Heavy**



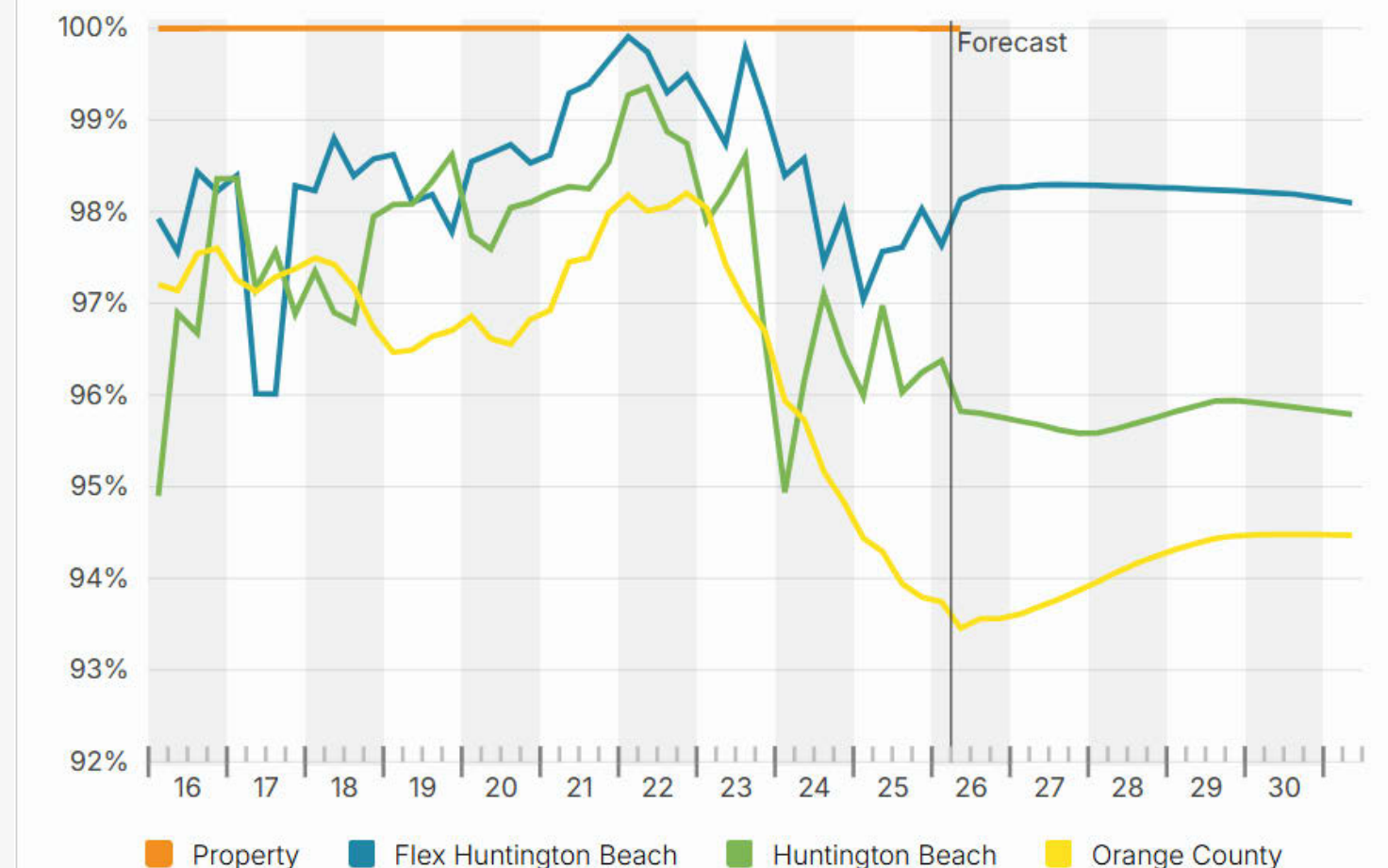
# Analytics

AVAILABILITY	PROPERTY	SUBMARKET 1-3 STAR	SUBMARKET
Market Asking Rent/SF	\$2.28	\$1.60	\$1.54
Vacancy Rate	0%	3.0%	3.8%
Vacant SF	0	383K	649K
Availability Rate	-	4.0%	4.9%
Available SF Direct	-	498K	804K
Available SF Sublet	-	20.1K	20.7K
Available SF Total	-	519K	825K
Months on Market	-	3.8	5.7

Market Cap Rate

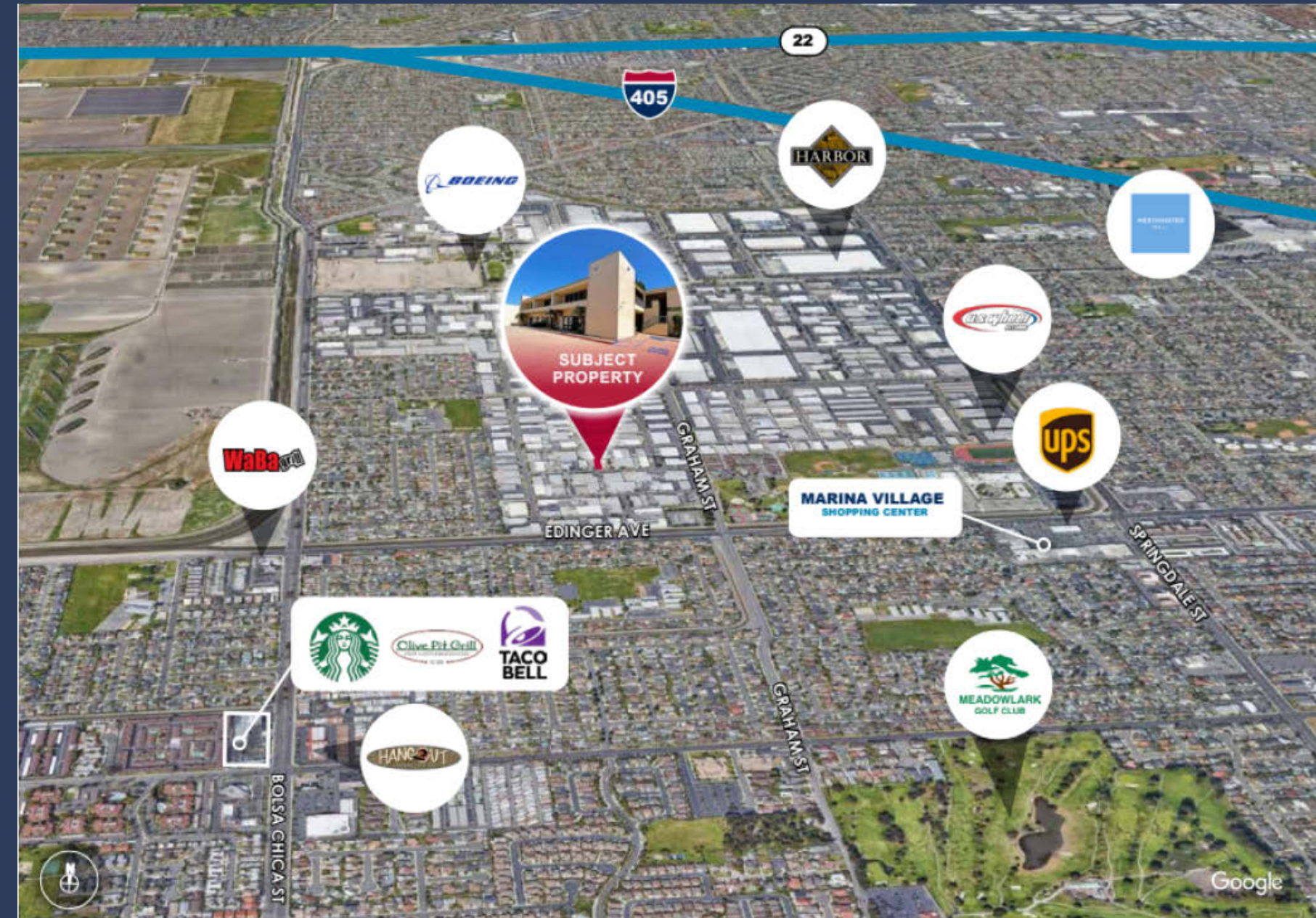


Occupancy Rate



# LOCATION HIGHLIGHTS

- Prime Orange County Location
  - Located in Huntington Beach, one of Orange County's most desirable coastal markets
- Excellent Connectivity
  - Easy access to 405 Freeway Easy and I-10 Freeway
- Strategic Business Positioning
  - Convenient for employees, customers, and vendors
  - Near restaurants, retail, and everyday amenities



# FLOOR PLAN

