

FOR SALE
SINGLE-TENANT INDUSTRIAL NNN LEASED INVESTMENT



± 40,840 SF INDUSTRIAL FACILITY

7142 CHAPMAN AVE. & 12031/51 INDUSTRY ST., GARDEN GROVE, CA

Voit

REAL ESTATE SERVICES

± 40,840 SF INDUSTRIAL FACILITY | SINGLE TENANT NNN LEASED INVESTMENT

7142 Chapman Ave. & 12031/51 Industry St., Garden Grove, CA

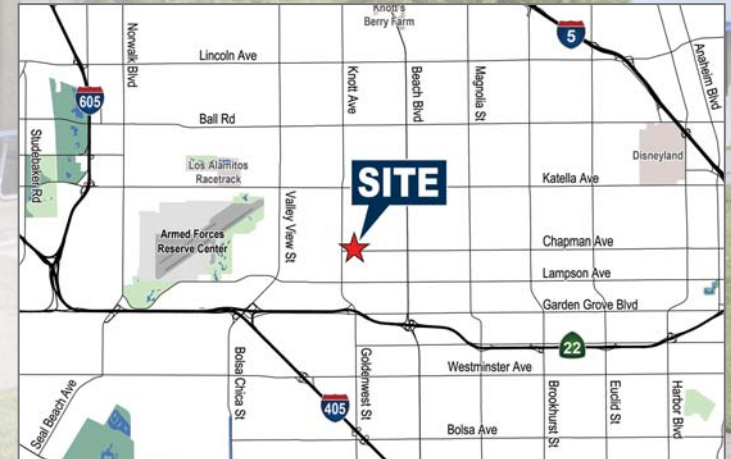
OFFERING SUMMARY

Voit Real Estate Services, as exclusive advisor, is pleased to present for sale 7142 Chapman Avenue and 12031/51 Industry Street, Garden Grove, California, an approximately 40,840 square foot industrial facility situated on 2 acres of land. This property is ideally located within the West County Industrial Market with excellent access to the Garden Grove (22) freeway. The building features include major street frontage, a fenced yard, 5 ground level loading doors, and highly appointed office space. The property is 100% NNN leased to Time Warner Cable, which was recently acquired by Charter Communications and is now doing business as Spectrum. Investors have the opportunity to acquire an extremely well-located building occupied by a major credit tenant in one of the most desirable investment markets in the United States.

INVESTMENT HIGHLIGHTS

- **Long-term Credit Tenant** - The current tenant, Time Warner Cable and its predecessor cable companies, have occupied the facility for over 20 years.
- **Stable Cash Flow** - The property benefits from a 100% NNN Lease through August 31, 2022.
- **Low Management NNN Ownership** - The NNN Lease provides for minimal management on behalf of the ownership.
- **Highly Sought After Industrial Facility** - Time Warner Cable's industrial facility is a divisible building that can accommodate a multitude of users.
- **Below Replacement Cost** - Priced significantly below the estimated replacement cost of \$236.24/SF highlights the retention of value available at this property.
- **Historically High Occupancy** - This Property, historically, has had very strong tenant retention.

TOTAL SQUARE FOOTAGE	± 40,840 SF
SITE AREA	± 2 Acres (86,950 SF)
CURRENT OCCUPANCY	100%
NUMBER OF BUILDINGS	1
BUILDING TYPE	Light Industrial & Flex Office
LEASE TYPE	NNN
ASKING PRICE	\$7,000,000 (\$171.43/SF)
YEAR 1 NOI (9/1/17-8/31/18)	\$367,560
CAP RATE (YEAR 1)	5.25%



SALES
ADVISORY
TEAM:

MIKE BOUMA, SIOR
Senior Vice President
Lic #01070753
714.935.2340
mbouma@voitco.com

ERIC SMITH
Senior Associate
Lic #01940591
714.935.2310
esmith@voitco.com

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