THE OFFERING:
Parcel Number 019-111-67

Approximately 5.10 acre light industrial land site with three industrial buildings and two industrial miscellaneous structures totaling approximately 26,864 square feet. There are 166 marked parking spaces for a parking ratio of 6.18/1,000.

Property Background: This multi-building land site was once occupied as offices, warehouse and distribution to support a school district. Recently, the property was repurposed for use as classroom instruction for the local community college which included woodworking, metal shop, auto repair, cosmetology and printing.

CONFIGURATION:

Building 1: Freestanding concrete tilt-up building fronting Leslie Street. The building is approximately 12,000 square feet with concrete apron, truckwell loading, two dock doors, and one ground level door. The building has fire sprinklers, 18-22’ clear height, new electrical distribution, a new roof and demising wall. The building has no windows, office or restrooms.

Building 2: Freestanding block building approximately 3,600 square feet. The building was recently built to suit auto repair with all new construction. The building has five ground level roll up doors. The building has no office, windows or restrooms. There are plumbing hook ups for restrooms outside the building.

Building 3: Freestanding concrete tilt-up building divided into four units with concrete sheer walls. The front unit is currently office space and is approximately 2,606 square feet. The three divided units are approximately 2,703 square feet, 1,938 square feet, and 3,927 square feet. The units have approximately 18-22’ warehouse clear height. There are plumbing hook ups at the front of the building outside the office area. The building has a new roof.

Miscellaneous Structures:
Structure number four is an approximately 1,920 square foot concrete tilt-up three sided building. Approximately half of the structure is enclosed with roll up doors. The other half is an open canopy type structure.

Structure number five is an approximately 1,800 square foot metal building. The size of the building structures are based on measurements made by appraisers.

Asking $7,553,304 or $34.00 per square foot land value.

For more information, please contact:

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AVAILABLE FOR SALE
±5.10 ACRE LAND SITE

1000 S. LESLIE STREET | LA HABRA, CA

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