

4900 E HUNTER AVE, ANAHEIM

±52,416 SF Freestanding Industrial Building - For Sale



Ryan Magarian

Principal | Lee & Associates - Orange

C: 714.851.0928

rmagarian@lee-associates.com

DRE# 02063515

Luke Hudson

Principal | Lee & Associates - Orange

C: 714.614.2522

lhudson@lee-associates.com

DRE# 01870037

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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

- Freestanding Industrial Building
- High Image Property with Excellent Curb Appeal
- Large, Drive Around Fenced Yard
- Grand Entrance with Modern Showroom
- Renovated in 2022
- Heavy Power
- Superior Warehouse Clearance
- Fire Sprinklered
- Gas Metered
- Skylights
- HVAC in Warehouse
- Street Parking
- Immediate Access to 91, 55 Freeways
- Zoned Industrial (Anaheim Canyon DA-1; Favorable Industrial Zone)

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PROPERTY FEATURES

PROPERTY TYPE	Freestanding Industrial
BUILDING SIZE	±52,416 SF
PARCEL SIZE	±2.16 Acre
YARD	Large, Drive Around Yard (Approx. 24,500 SF)
OFFICE SIZE	±22,000 SF ±11,000 SF 1st Floor ±11,000 SF 2nd Floor
LOADING DOORS	7 Ground Level
POWER	4,000 Amps of 277/480 Volt
WAREHOUSE CLEARANCE	±24' Minimum
FIRE SPRINKLERS	Yes
FREEWAYS IMMEDIATE	91, 55
YEAR BUILT	1999; Renovated in 2022

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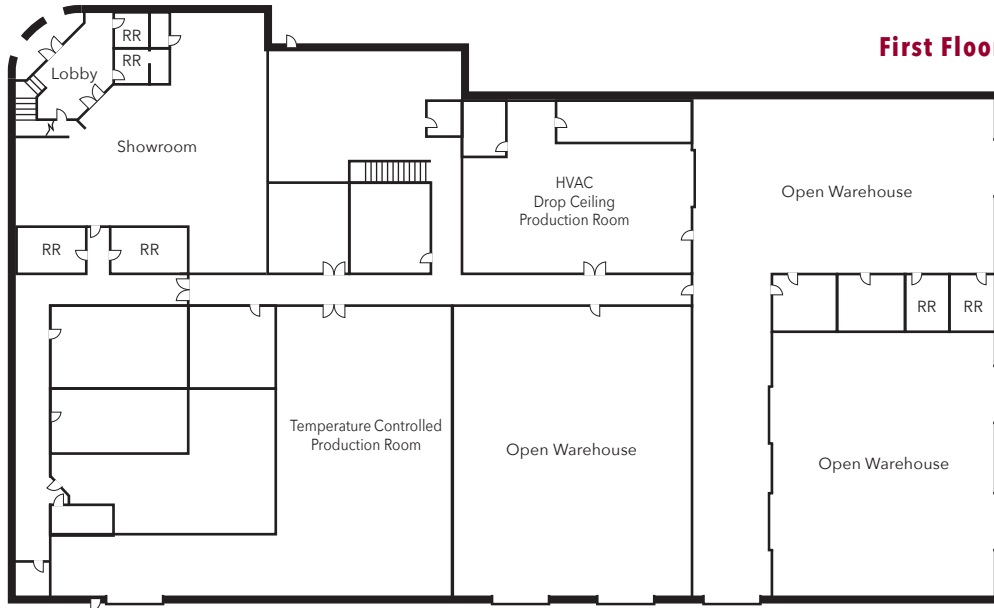
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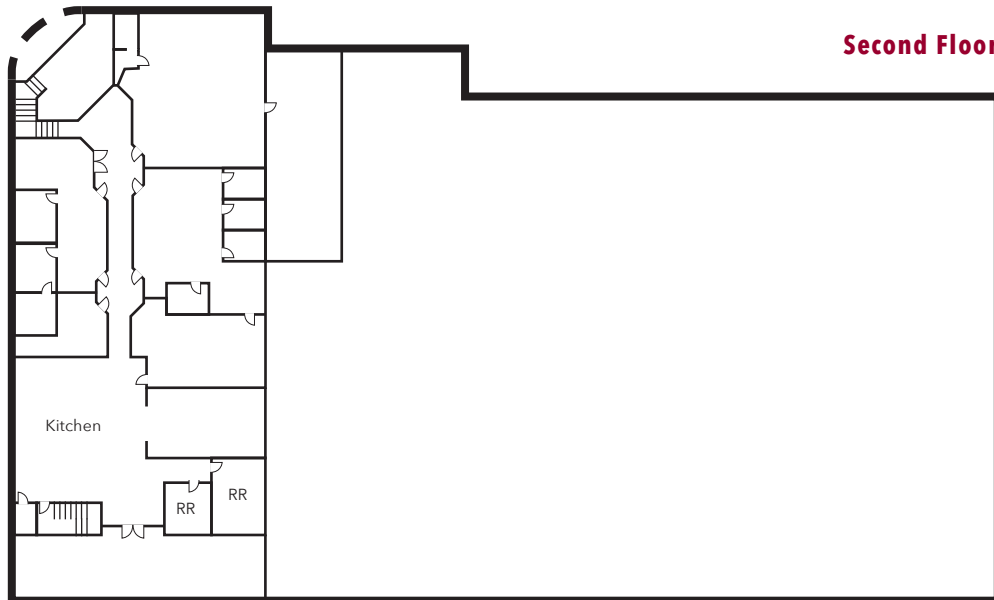


FLOORPLAN

First Floor



Second Floor



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RENT SUMMARY

The property is being sold with a short-term lease in place under the general terms outlined below. In the event of any conflict between this summary and the lease agreement, the lease agreement shall control. All prospective buyers should independently review and verify these terms against the lease agreement.

Tenant: Precision Advanced Machining, LLC (a Delaware LLC)

Lease Expiration Date: February 27, 2027

Monthly Base Rent Schedule:

June 1, 2026 - August 28, 2026: \$86,625 NNN

August 29, 2026 - February 27, 2027: \$108,281.25 NNN

Security Deposit: \$173,250

Property Taxes: Tenant is responsible for all property taxes except for increases resulting from a reassessment triggered by a sale.

Operating Costs:

Tenant pays all Operating Costs in addition to Base Rent. These include property insurance, utilities, routine repairs, and general maintenance of the Premises. Tenant is also responsible for all real estate taxes, except increases resulting from a reassessment caused by a sale or new construction by Landlord. Regular annual tax increases remain the Tenant's responsibility.



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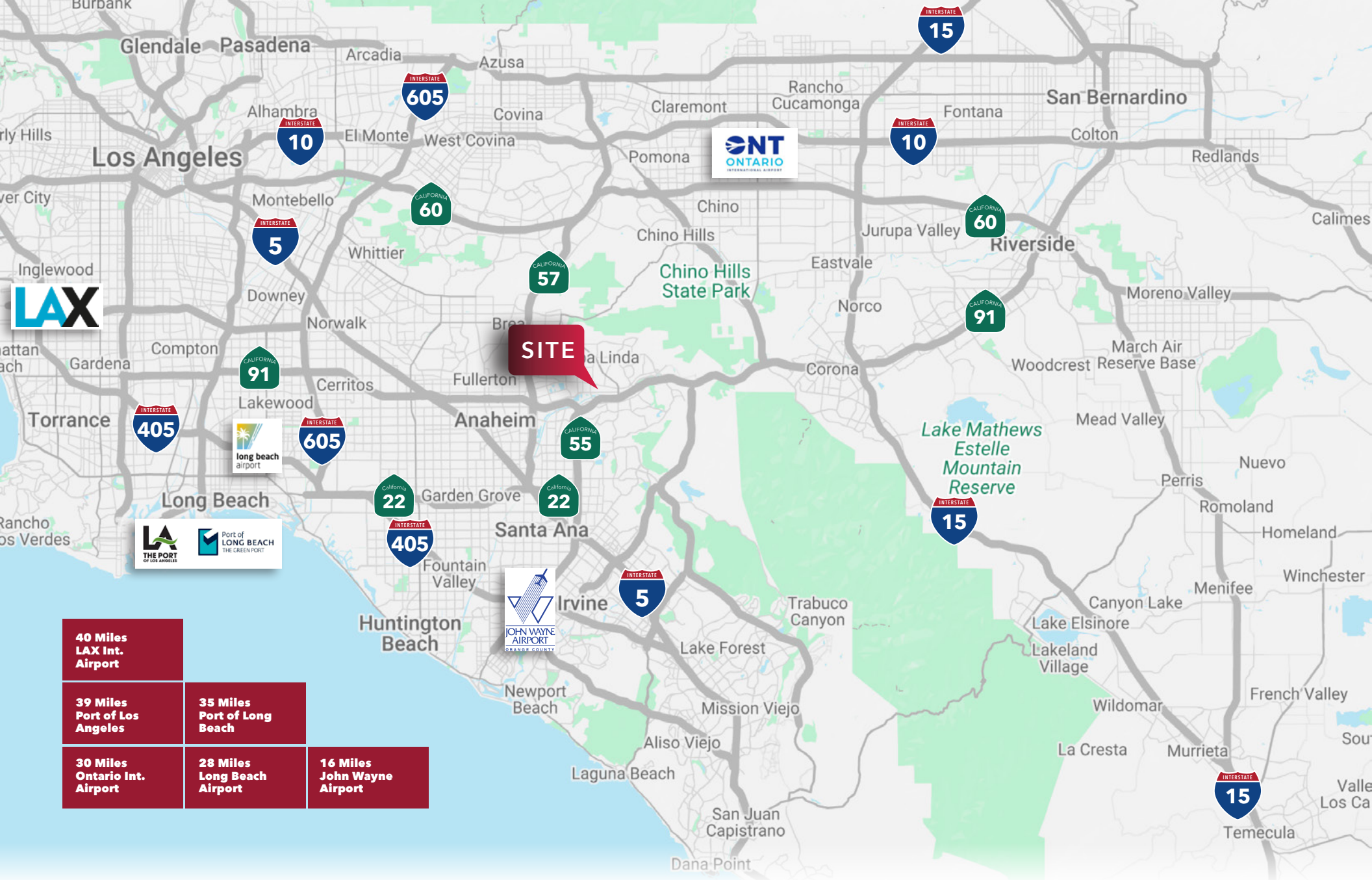
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