



FOR SALE

2995 WHITE STAR AVENUE, ANAHEIM

±9,700 SF Industrial/Commercial Building with Major 91-Freeway Exposure (±400,000 CPD)

Zach Niles
Senior Managing Director

O +1 949 885 2922
zach.niles@jll.com
CA Lic. # 01311756

Brendan Brady
Senior Associate

O +1 949 930 7975
brendan.brady@jll.com
CA Lic. # 02147986

Steve Wagner
Senior Managing Director

O +1 949 885 2923
steve.wagner@jll.com
CA Lic. # 01314652



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

Offering Terms & Specifications

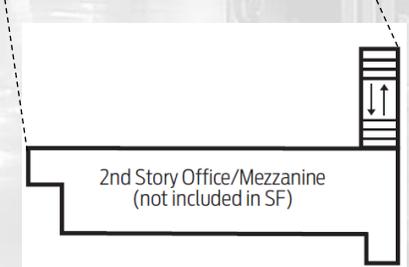
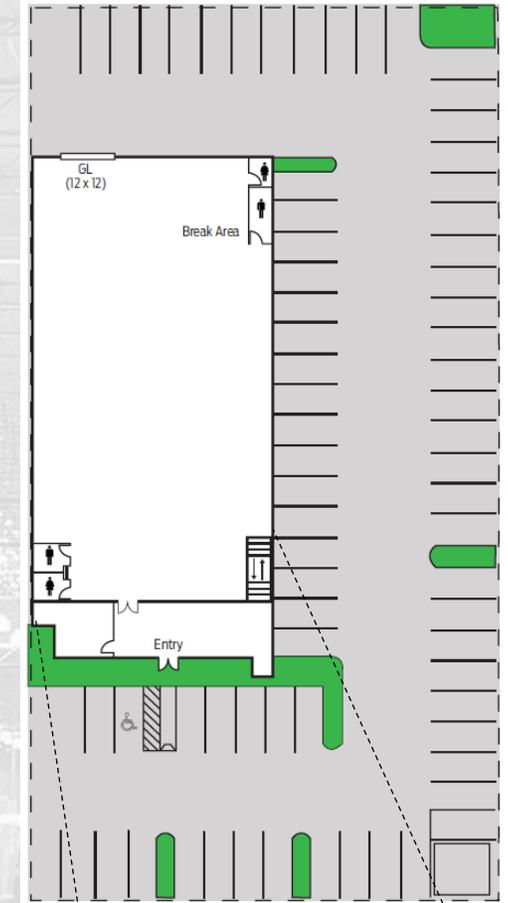


OFFERING TERMS

Price	\$4,122,500
Interest	Leased Fee Simple
Sale Terms	As-Is
In-Place Lease	Buyer to assume in-place lease expiring 12/31/26. In-place base rent is \$1.62/sf/mo. (AIR ST-IG lease form modified to suit); No options.

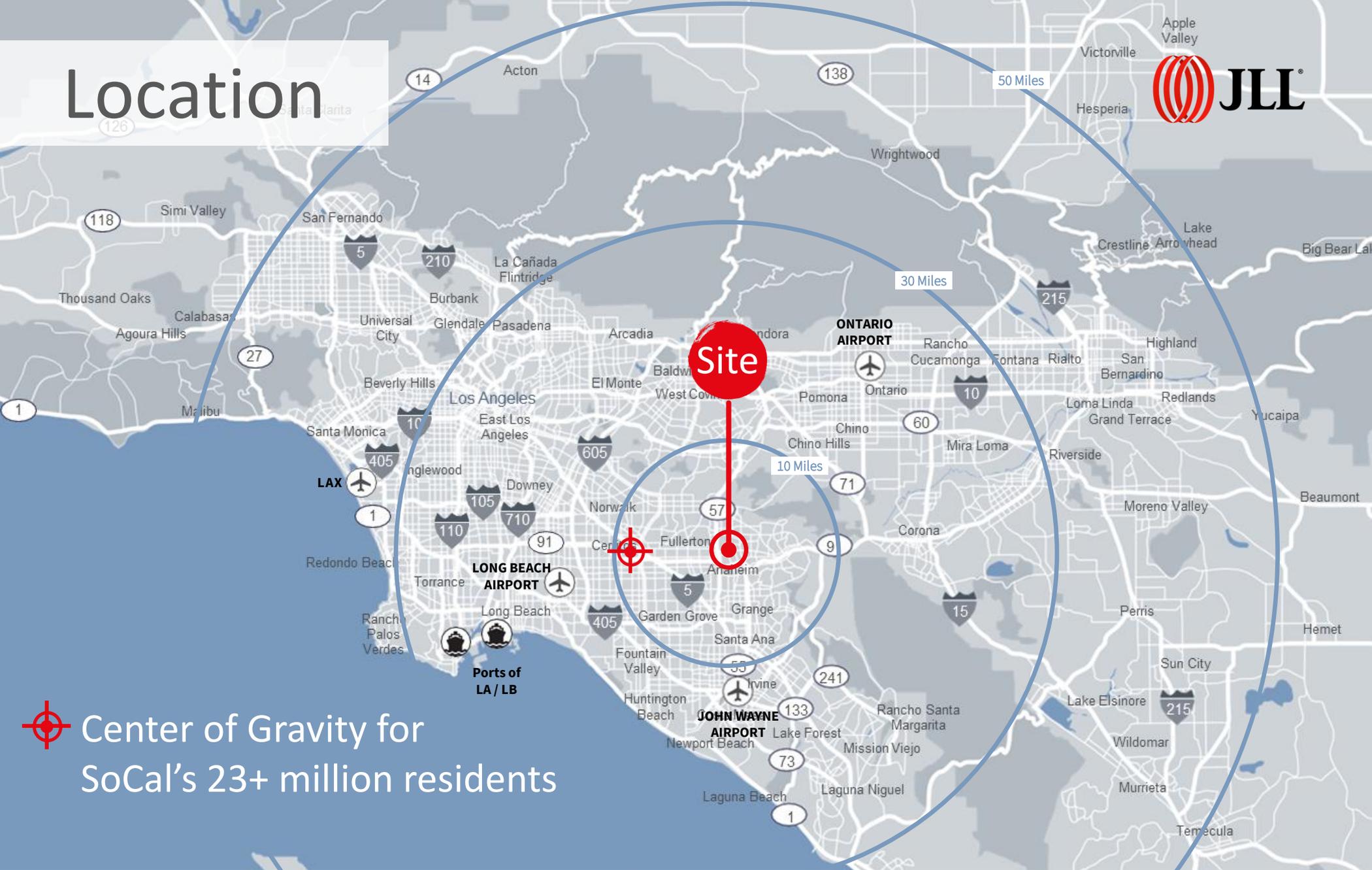
PROPERTY SPECIFICATIONS

Address	2995 White Star Avenue
City, State	Anaheim, California
Building Area	±9,700 sf total
Office Area	±1,100 sf
Bonus Mezz	±1,500 sf bonus mezz above office
Whse Clear	16' - 18' clearance
GL Doors	1 grade level loading door
Power Supply	400A (verify)
Sprinklers	Yes
Parking	2.7:1000 parking ratio
Utilities	Anaheim Public Utilities
Type / Year	CTU / 1976 (renovated 2022)
Freeway	Immediate 91 freeway access
Exposure	±400,000 CPD of 91-freeway exposure
Project	Professionally managed bus. park
Zoning	Anaheim Canyon SP-DA-1; Various industrial, commercial office uses permitted



* For illustration purposes only. All information to be independently verified.

Location



 Center of Gravity for SoCal's 23+ million residents


0.5 MI


0.5 MI


6.5 MI

POLA / POLB

21.1 MI

John Wayne

16.8 MI

Long Beach

11.8 MI

LAX

30.6 MI

Ontario

34.5 MI

Total SoCal
23+M
Population

Contacts

ASSET ADVISORS

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17877 Von Karman Avenue, Suite 500 | Irvine, CA 92614

www.us.jll.com

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