



FOR SALE

1220 N. KNOLLWOOD CIRCLE, ANAHEIM

±15,525 SF Industrial Building on 0.79 Acres with Large Fenced Yard

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

Offering Terms & Specifications

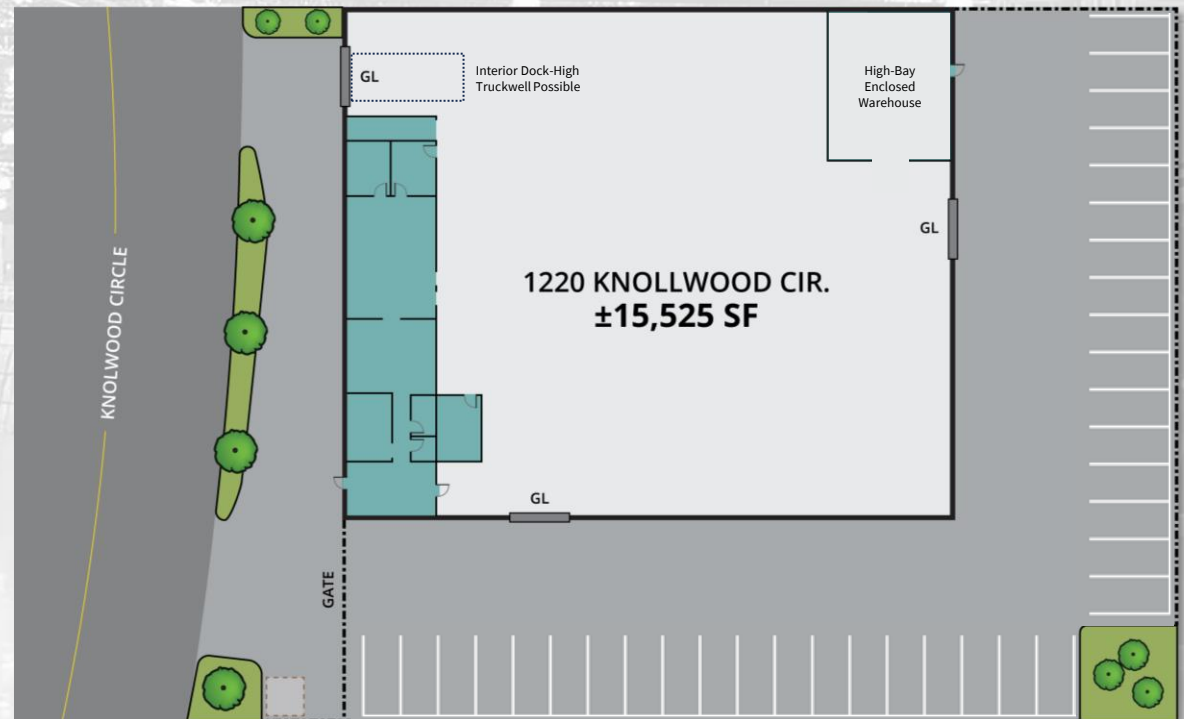


OFFERING TERMS

Price	\$6,100,000
Interest	Leased Fee Simple
Sale Terms	As-Is
In-Place Lease	Buyer to assume in-place lease expiring 10/31/27. In-place rent is \$1.62/sf/mo. NNN (AIR lease form).

PROPERTY SPECIFICATIONS

Address	1220 N. Knollwood Circle
City, State	Anaheim, California
Building Area	±15,525 sf total
Office Area	±1,800 sf
Land Area	±0.79 acres
Bonus Mezz	±1,500 sf bonus mezzanine storage
Whse Clear	17' - 18' clearance
GL Doors	3 grade level loading doors
DH Doors	1 possible dock-high door
Power Supply	800A, 277/480v (verify)
Sprinklers	Yes
Lighting	Energy efficient LED
Parking	35 on-site + street parking
Yard	Fenced & 100% concrete yard area
Utilities	Anaheim Public Utilities
Zoning	I - Industrial
Type / Year	CTU / 1976 (renovated 2022)
Freeway	Immediate 5 / 91 freeway access



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

Access



Site

I-5 & R-91
On/Off Ramp
0.5 Miles



I-5 via La Palma Ave.
On/Off Ramp
1.2 Miles




La Palma Ave.
Magnolia Ave.

 Center of Gravity (COG) access to SoCal's 23+ million residents

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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