

**OWN YOUR OWN
FOR WORK, PLAY OR BOTH!
10%-DOWN FINANCING***



FOR SALE

INDUSTRIAL CONDOS

Anaheim Stadium Area, Orange, California
WWW.GUTHRIEBATAVIA.COM

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PROJECT OVERVIEW

INDUSTRIAL CONDOS FOR SALE

Now selling units! With industrial units from **2,438 to 4,772 square feet**, Guthrie Batavia Business Center (www.guthriebatavia.com) is a professionally managed business park offering businesses the opportunity to own its own business home with as little as 10% down vs. continuing to rent. These fully-renovated units, **located less than 1 mile from OC Vibe, Anaheim Stadium and the 57 freeway**, feature **flexible office and warehouse designs**, private restrooms, coffee bars, abundant parking and warehouse access via grade level roll-up doors, and more!



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AVAILABILITY + PRICING

INDUSTRIAL CONDOS FOR SALE

ADDRESS	TOTAL SIZE	OFFICE AREA	WAREHOUSE	LOADING DOOR	PRICE	PRICE / SF	AVAIL. STATUS	RENOV. STATUS	FLOOR PLAN
1574, Unit #3	3,152 SF	2,436 SF	716 SF	12' x 12'	\$1,387,000	\$440/SF	AVAILABLE	RENOVATED	VIEW
1590, Unit #1	2,438 SF	1,091 SF	1,347 SF	12' x 12'	\$1,085,000	\$445/SF	AVAILABLE	RENOVATED	VIEW
1590, Unit #2	3,146 SF	2,946 SF	650 SF	12' x 12'	\$1,321,000	\$420/SF	AVAILABLE	UNRENOVATED	VIEW
1590, Unit #3	3,152 SF	2,439 SF	713 SF	12' x 12'	\$1,387,000	\$440/SF	AVAILABLE	RENOVATED	VIEW
1592, Unit #2	4,772 SF	1,564 SF	3,208 SF	12' x 12'	\$2,100,000	\$440/SF	AVAILABLE	RENOVATED	VIEW



 AVAILABLE NOW  FUTURE AVAILABILITY

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UNIT PLANS

INDUSTRIAL CONDOS FOR SALE

CLICK BELOW FOR FULL UNIT PLAN AND SPECS

3,152 SF

2,438 SF

3,146 SF

3,152 SF

4,772 SF

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FINANCING

INDUSTRIAL CONDOS FOR SALE

*10%-Down SBA-Backed Financing... the most attractive loans in the industry!



The Small Business Administration (SBA) is a government agency **specifically in the business of helping small businesses thrive.** The largest of its programs is guaranteeing the most attractive “Capital” loans in the industry to small businesses for the purchase of real estate and equipment with as little as 10%-down. **Contact our preferred SBA lending partner today for a quote!**

Special Promotion! 1-Year Interest Rate Buy-Down from Guthrie Development

If the Fed won't lower rates...Guthrie Development will! Guthrie Development Company will buy down your mortgage interest rate to just 3.5% for the entire first year. That's right — while rates remain elevated, you can step into ownership with dramatically reduced first-year payments.

Our Preferred Lending Partner



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An SBA Certified Development Company (CDC)



GUTHRIE BATAVIA BUSINESS CENTER

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