

GUTHRIE BATAVIA

1570 - 1576 & 1588 - 1594 N. BATAVIA ST

ORANGE | CALIFORNIA

**RENOVATIONS UNDERWAY
INDUSTRIAL MODEL UNIT - FULLY REFURBISHED**



**INDUSTRIAL UNITS FOR SALE:
FROM 2,298 TO 4,777 SQ. FT.**

Voit
REAL ESTATE SERVICES

PROJECT DESCRIPTION

Guthrie Batavia is a master planned business park comprised of eighteen individual units offered for sale. Unit sizes range from 1,572 to 4,597 square feet and are comprised of a mixture of 12 industrial and 6 office units. Some units will be available as 2-story office units and the industrial units have warehouse component with a grade level loading door. Guthrie Batavia offers each owner the benefit of a business park environment with abundant landscaping, ample onsite parking and excellent circulation for vehicles and trucks. The business park is located in the city of Orange, central to the five major freeways: Santa Ana (5), Orange (57), Costa Mesa (55), Garden Grove (22) and the Riverside (91) all within a 2.5 mile radius from the business park. The combination of these features and convenient access to freeways make Guthrie Batavia a unique asset to future owners.

OF AVAILABLE UNITS:

12 Industrial Units
6 Office Units

FREESTANDING BUILDING:

Freestanding 4,195 Sq. Ft. Building
Currently Available.

INDUSTRIAL UNITS:

3,146 Sq. Ft. Available

ADDITIONAL UNITS

From 2,298 Sq. Ft. to 4,777 Sq. Ft.

PARKING:

219 Spaces
3.2:1000 Parking Ratio

INTERIOR / EXTERIOR RENOVATIONS:

Fully Renovated Interior Space.
Updated Landscaping, Signage, Roofs,
Paint, and Asphalt Underway.

ZONING:

M2: Industrial Manufacturing

LOADING:

GL Loading Doors

POWER:

100 Amp Electrical (verify)

WAREHOUSE CLEAR HEIGHT:

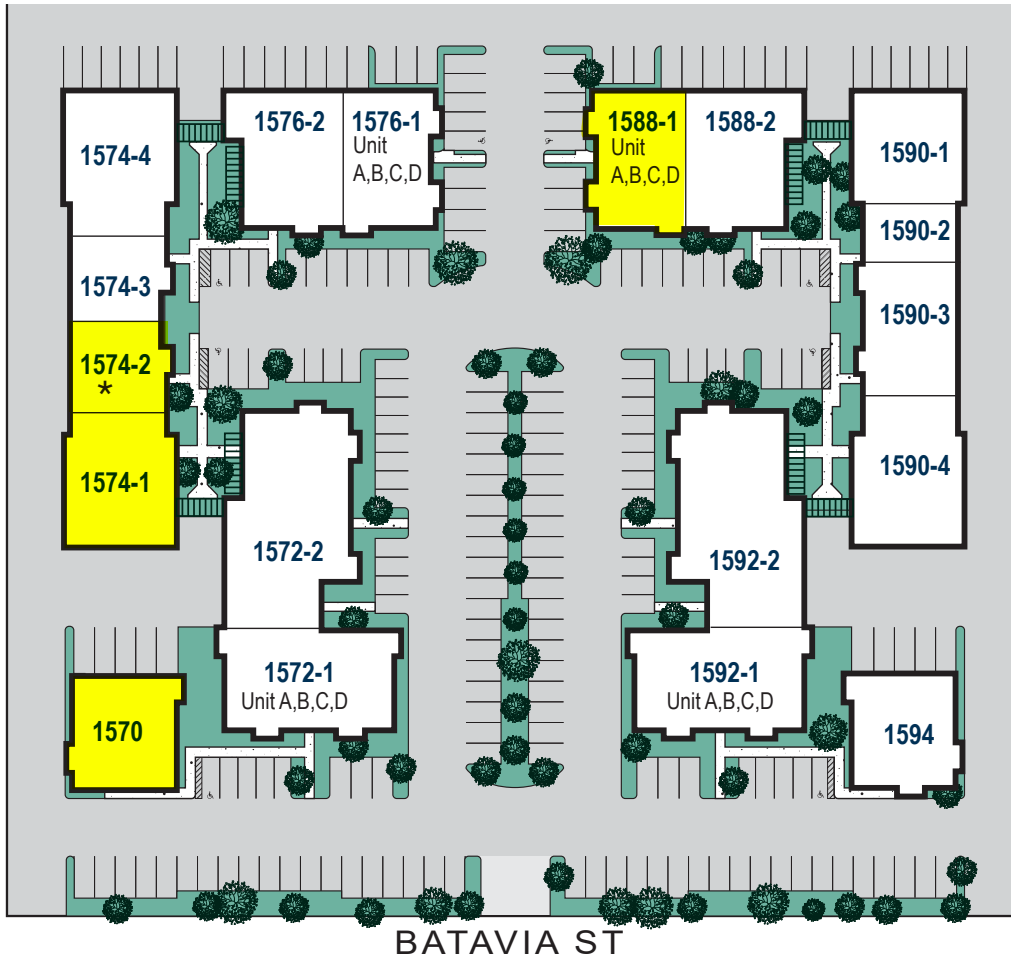
16' (verify)

FINANCING:

10% Down Fixed Rate
SBA Financing Available



SITE PLAN



CURRENT AVAILABLE UNITS

OFFICE UNITS				
Address	Unit Size	Deliverable	Price	PSF
1570	4,195	"NOW"	\$2,076,525	\$495.00
1588-1	4,622	4/25	\$2,241,670	\$485.00

INDUSTRIAL UNITS				
Address	Unit Size	Deliverable	Price	PSF
1574 - 1	2,503	1/25	\$1,098,817	\$439.00
*1574 - 2 (Model Unit)	3,146	Now	\$1,399,970	\$445.00

** OTHER UNIT SIZES AVAILABLE

MODEL UNIT RENOVATION

OFFICES:

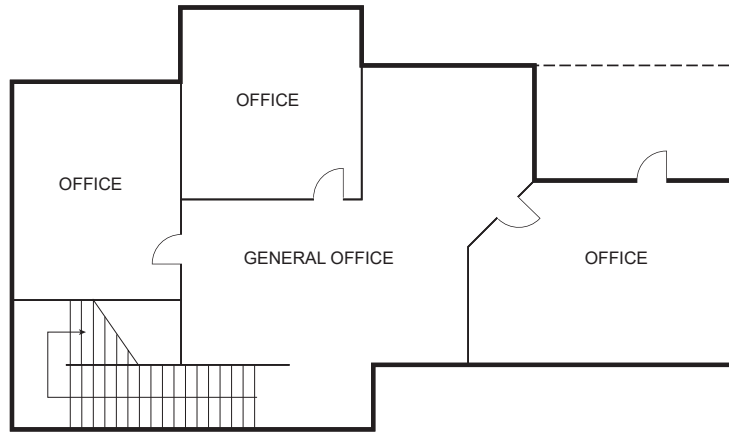
- CUSTOM CABINETS
- CUSTOM QUARTZ COUNTERTOP / SINK
- LED ARCHITECTURAL LIGHTING
- FLOOR - VINYL PLANK (LVP), CARPET TILES
- ALL NEW HARDWARE

RESTROOMS:

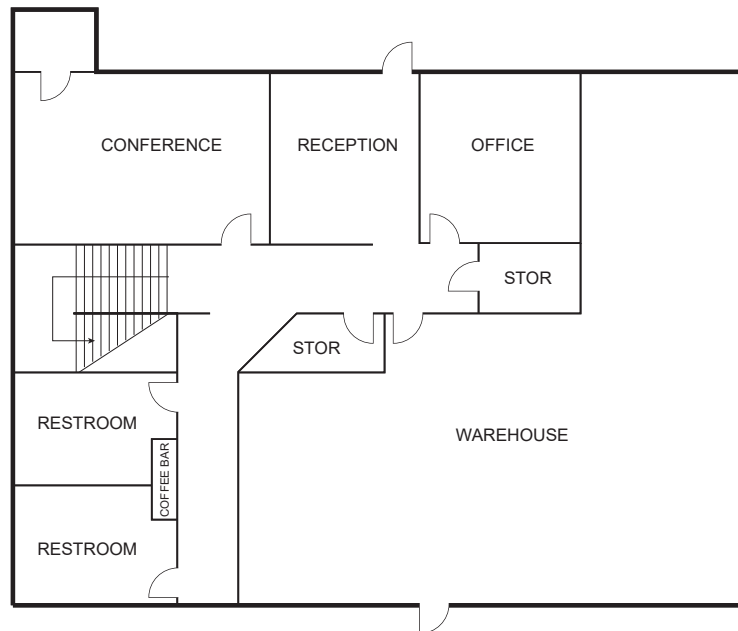
- COMPLETE ALL NEW FIXTURES
- LED ARCHITECTURAL LIGHTING
- WALL PANELING
- NEW FLOORING

WAREHOUSE:

- CUSTOM CABINETS
- LED ARCHITECTURAL LIGHTING
- WAREHOUSE FLOOR - REFURBISHMENT / GRINDING



2nd FLOOR



1st FLOOR

1574-2 N. BATAVIA ST.

- 3,146 SF **Model Unit**
- Private Offices
- Warehouse Area
- GL Loading Door
- 2-Story Unit
- Large Open Bullpen Area
- Private Restrooms
- Immediate Access to Orange (57), Garden Grove (22), Riverside (91), Costa Mesa (55), and Santa Ana (5) Freeways
- Business Park Environment
- **New Roof - 2020**
- **New Paint - 2020**
- **New Paving / Parking Lot - 2023**



PROPERTY LOCATION

Guthrie Batavia located in the city of Orange is bordered by four freeways, the Orange (57) freeway to the West, Riverside (91) Freeway to the North, the Garden Grove (22) Freeway to the South and extends East of the Costa Mesa (55) Freeway to the Cleveland National Forest. The cityscape of Orange is rich in its historic buildings. Old Towne - Orange Historic District, a one square-mile around the original plaza, contains many of the original structures built in the period after the city's incorporation. Orange is home to Chapman University and Santiago Canyon College. The Orange Transportation Center's platform is situated adjacent to the former Santa Fe depot in the downtown Historic District, which is also home to an Orange County Transportation Authority (OCTA) bus station, is the second busiest station of the entire Metrolink train system due to its position serving as a transfer station for the Orange County and the IEOC Metrolink lines.



[DRONE VIDEO LINK](#)

AMENITIES AERIAL



- Minutes to Honda Center
- Minutes to New "OC Vibe" Entertainment Hub
- Minutes to ARTIC Train Station
- Minutes to Anaheim Stadium
- Minutes to Numerous Retail Amenities/Restaurants
- Park Directly in Front of Your Building
- Pride of Ownership/Business Park Community
- Minutes to the Orange (57), Garden Grove (22), Santa Ana (5), Costa Mesa (55) and Riverside (91) Freeways
- Highly Desirable Business Location to High Net Worth Cities; Anaheim Hills, Villa Park, Orange Park Acres, North Tustin, Lemon/Cowan Heights

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