

JUST SOLD - Leased Investment Opportunity

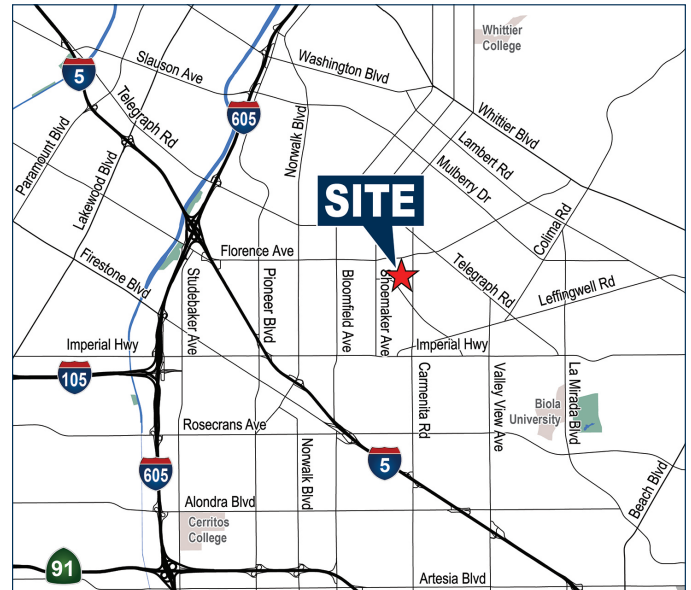
**±18,371 SF
INDUSTRIAL BUILDING**

13117 MEYER ROAD, SANTA FE SPRINGS, CA 90670



FEATURES / INVESTMENT SUMMARY

- 18,371 SF Single Tenant Industrial Building
- Functional Office Floor Plan
- Two Ground Level Doors
- Two Exterior Truckwell Doors
- Fenced Yard
- 16' Minimum Warehouse Clearance
- Fire Sprinklers
- Located in Very Low Vacancy Submarket
- Leased Until 2029
- 2023 NOI: \$296,315
- Exceptional Credit Tenant (Top 100 International Company Based on Market Capitalization)
- 4% Annual Rent Increases



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LOREN CARGILE
Vice President | Partner
License #01431329

(714) 935-2306
LCargile@voitco.com

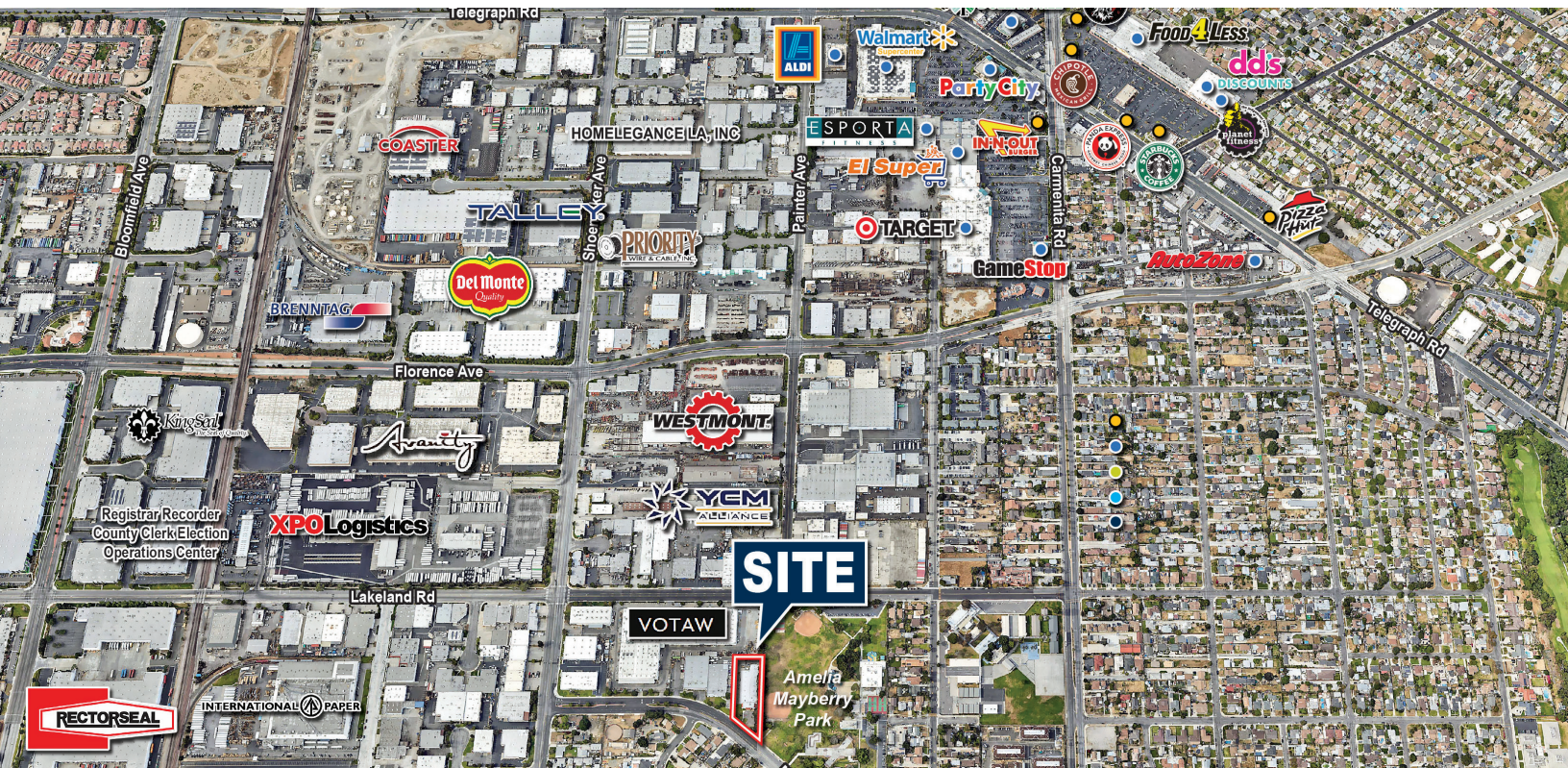


MIKE CARGILE
Senior VP | Partner
License #00491668

(949) 263-5338
MCargile@voitco.com

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AERIAL



Tenant Profile - Linde

Linde is an international industrial gases and engineering company with \$31 billion in 2021 revenue. Linde is ranked #72 of the world's largest market capitalization value at \$135 billion ahead of such major companies such as Morgan Stanley, Amgen and Raytheon.

Founded in 1879 by Carlvon Linde, the company have over 74,000 employees in over 100 countries.

Cryostar was started in 1966 as a division company of Aenco Cryogenics. In 1978 the British oxygen company BOC acquired Aenco Cryogenics. In 1983 BOC spins off Airco Cryogenics but retained Cryostar. In 1985 Cryostar becomes a member of BOC. In 2006 Cryostar becomes a subsidiary of the Linde Group.

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SITE PLAN



EXTERIOR LOADING PHOTO



FRONT PROPERTY PHOTO



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