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## 44-Acres To Fetch From \$35M to \$50M

By Natalie Dolce



*Beckman Coulter HQ*

FULLERTON, CA-Voit Real Estate Services has been selected to market the 44-acre former Beckman Coulter corporate headquarters here at 4300 N. Harbor Blvd. The land currently houses an eight-building, 600,800-square-foot campus including industrial, office and lab space, according to Mike Hefner, executive vice president of Voit's Anaheim Metro office.

Hefner tells GlobeSt.com that the property is estimated to sell between \$35 and \$50 million, depending on the type of buyer selected. He points out that the property is being marketed to industrial developers as well as to home and retail developers and to "an owner/user or investor to acquire a rare in-fill location in a high-traffic, high-visibility and high-income location."

He adds that while "it is currently zoned for industrial and offers a strong campus environment for an owner/user, it also has major artery frontage on the corner of two streets that each have traffic counts above 30,000 cars per day in a community with average household incomes in a three-mile radius of more than \$95,000. This translates into a second very viable opportunity for the creation of a mixed-use development project with retail, office, residential and industrial properties."

Hefner tells GlobeSt.com that Voit has already received "great interest so far" and are touring potential buyers through the site. "Very simply put, this is one of the gem opportunities that those who don't take advantage of it will be remembering as 'the one that got away' for years to come," Hefner adds.

For this assignment, Hefner is working with a team of other Voit professionals, including Mitch Zehner and Seth Davenport also of Voit's Anaheim Metro office, and Al Pekarck and Dan Vittone of Voit's Irvine office.