

LEASED INVESTMENT FOR SALE

\$2,100,000.00

5621 State Street, Montclair, CA 91763



PROPERTY FEATURES

- Two Warehouse/Manufacturing Buildings (A & B)
- +/- 19,800 Total Buildings Square Footage
- Buildings Constructed in 1982/1983
- +/- 2.6 Acre Lot- Single parcel w/Easement Access
- M2 Zoning- General Manufacturing

Building A:

- ±9,250 SF building (±2,232 SF office and ±7,018 SF warehouse)
- Concrete block construction
- 4 grade level loading doors
- 4 restrooms
- Ceiling clearance 14 ft
- 400 Amps
- No fire sprinklers

Building B:

- ±10,560 SF building (±592 SF office and ±9,968 SF warehouse)
- Metal construction
- 4 grade level loading doors
- 1 restroom
- Two 5 ton bridge cranes
- Ceiling clearance 14 ft and 19ft
- 1200 Amps
- No fire sprinklers



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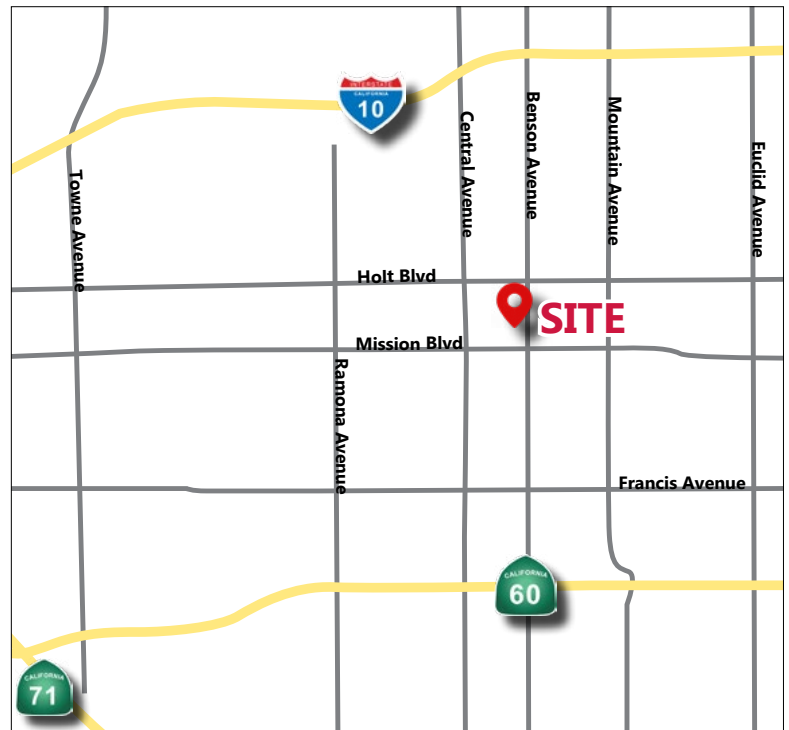
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Investment Highlights:

- Tenant: Montclair Bronze Inc (Foundry)
- Lease Rate: \$9,500.00/Month NNN
- Lease Expiration: 12/31/2025
- Annual Rent Increases: None
- Options to Renew: 2 five-year options (CPI based adjustments - call for details)
- Annual NOI: \$114,000.00
- Cap Rate: +/-5.43%



DEMOGRAPHICS

3-Mile Radius

Population	214,718
Daytime Demographics (Employees)	57,497
Average Household Income	\$73,591

Source: Regis Online 2019

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