

# INDUSTRIAL FOR SALE

## 11770-11780 EAST SLAUSON AVENUE | SANTA FE SPRINGS

OWNER/USER • INVESTOR OPPORTUNITY

±29,868 SF ON ±76,461 SF OF LAND (1.755 ACRES)



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11770

11780

SLAUSON AVENUE



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## OFFERING SUMMARY

Asking Price	\$5,973,600 (\$200 / PSF)
Sale Type	Owner / User or Investment
Total Building Area	±29,868 SF
Lot Size	±76,461 SF (±1.755 AC)
Year Built	1967 & 1973
Clear Height	14' - 16' Min Clear
Grade-Level Doors	Four (4)
Building 1 Power	1600 AMPS 277/480 Volts
Building 2 Power	600 AMPS 277/480 Volts
Zoning Description	SSM2
APN/Parcel ID	8168-023-049



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# PROPERTY SUMMARY

11770-11780 East Slauson Avenue | Santa Fe Springs, CA 90670

## BUILDING #1 - 11770 Slauson Avenue, Santa Fe Springs

ADDRESS	11770 Slauson Avenue, Santa Fe Springs
SQUARE FOOTAGE	±19,425 SF
OFFICE SQUARE FOOTAGE	±2,118 SF (10.9%)
YEAR BUILT	1967
CONSTRUCTION TYPE	Concrete Tilt-Up
CLEAR HEIGHT	14' Minimum Clear
LOADING DOORS	Two (2) Ground Level Doors
ELECTRICAL	1600 Amps 277/480 Volt
SPRINKLERS	Yes - Ordinary Hazard
LIGHTING	Strip Fluorescent
SKYLIGHTS	None



## BUILDING #2 - 11780 Slauson Avenue, Santa Fe Springs

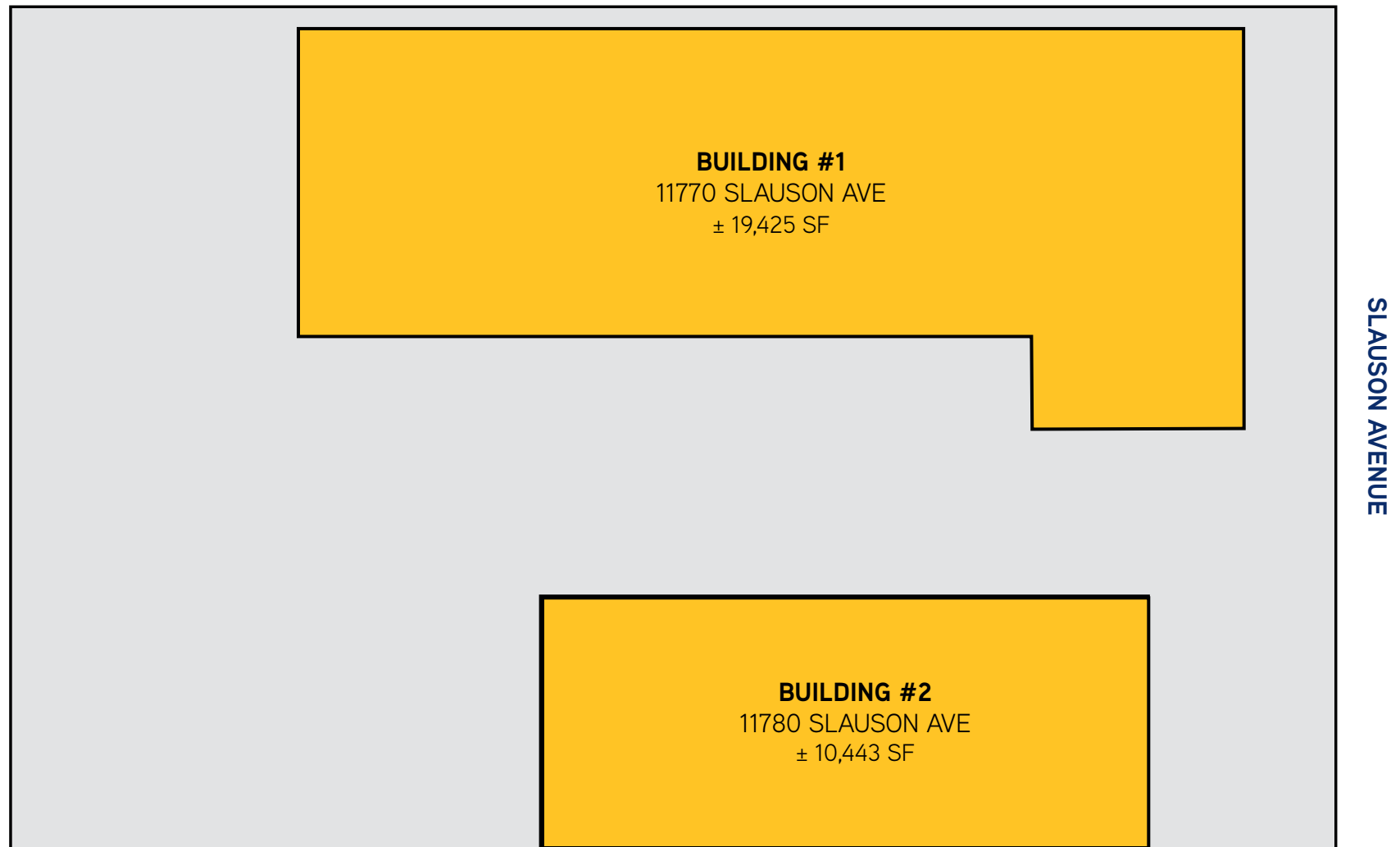
ADDRESS	11780 Slauson Avenue, Santa Fe Springs
SQUARE FOOTAGE	±10,443 SF
OFFICE SQUARE FOOTAGE	±0 SF (0%)
YEAR BUILT	1973
CONSTRUCTION TYPE	Concrete Tilt-Up
CLEAR HEIGHT	16' Minimum Clear
LOADING DOORS	Two (2) Ground Level Doors
ELECTRICAL	600 Amps 277/480 Volt
SPRINKLERS	None
LIGHTING	T8 Energy Efficient
SKYLIGHTS	None



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## PROPERTY HIGHLIGHTS

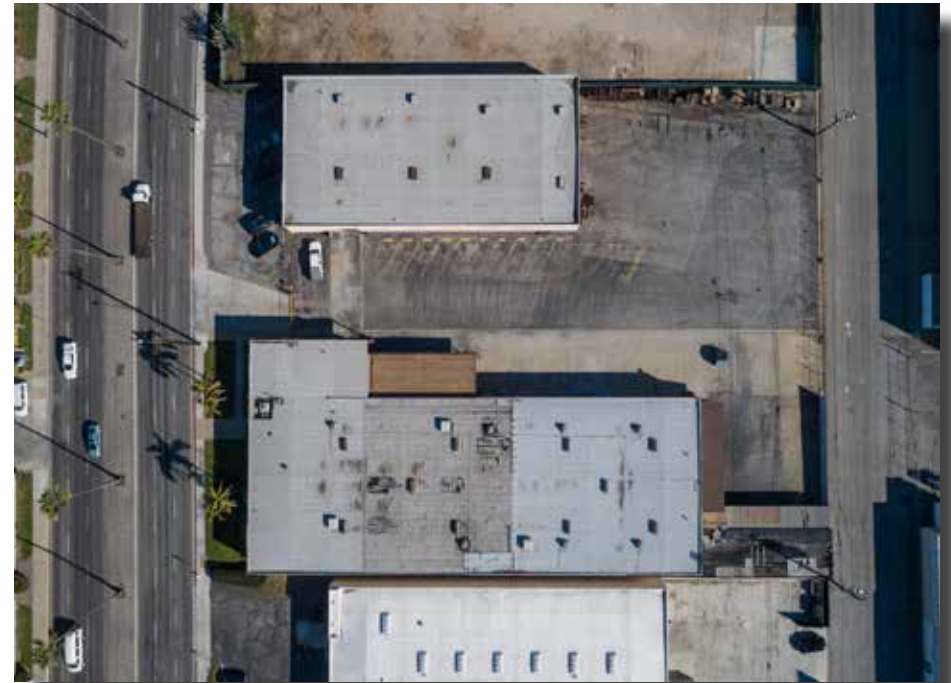
### Rare Low Coverage Industrial Complex

- Two building complex totaling  $\pm 29,868$  SF on large  $\pm 1.755$  acre parcel
- Excess yard area for additional outside storage and parking
- Heavy power supply for manufacturing and assembly uses
- Four (4) large ground level loading doors with ability to add additional loading
- Flexibility for single or multiple users on the property
- Rectangular parcel configuration for future development
- Low site coverage of 39%

## LOCATION HIGHLIGHTS

### Strategic Infill Location

- Located in the tight infill Mid Counties Submarket
- New industrial developments planned in the immediate area
- Excellent access to major freeways including I-5, I-605, I-710 and California State Route 60
- Less than 25 miles from Los Angeles International Airport
- Less than 15 miles from Downtown Los Angeles and 24 miles from the Ports of Long Beach and Los Angeles
- Major street frontage on Slauson Avenue



## MARKET HIGHLIGHTS

### Mid Counties Q4 2018 Market Highlights

- Average Rents increased by \$0.01 per square foot (PSF) triple net (NNN) over the quarter to end at \$0.78. Over the past 12 months, asking rents have increased by \$0.06 PSF NNN or 8.3%
- A slight uptick in space was returned to the market vacant, with negative absorption totaling 46,900 square feet for the quarter. For the year, net absorption was positive 1,614,500 square feet
- The vacancy rate rose 10 basis points to 1.3%. Over the past 12 months, the vacancy rate has increased 50 basis points from 0.8% at the start of the year
- Sales and leasing activity totaled 1,784,800 square feet, which is about average each quarter for this market
- Total construction activity stands at 129,300 square feet

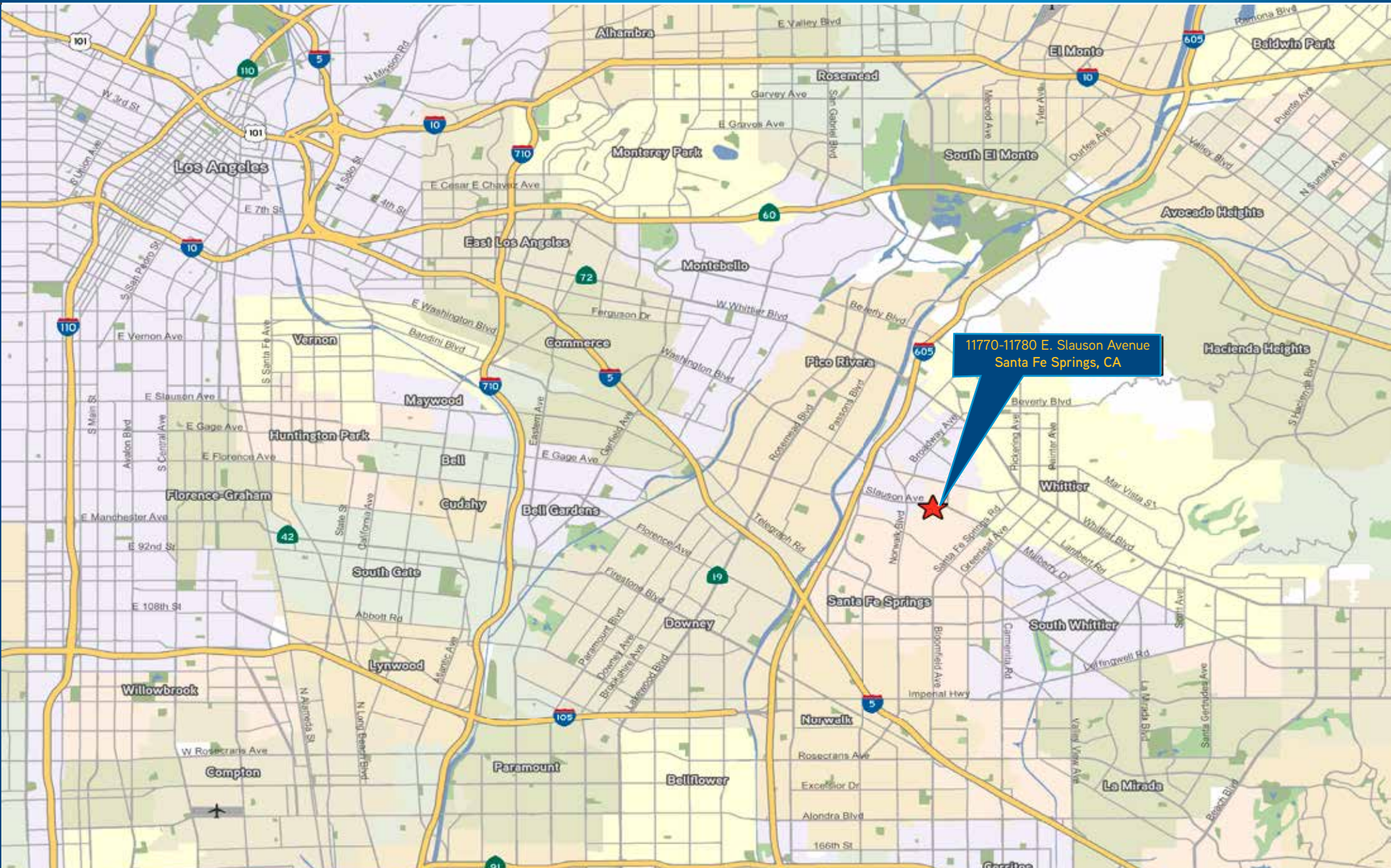


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