

MISSION INDUSTRIAL PARK

4748-4752 W. MISSION BLVD

4747-4751 E. STATE STREET, MONTCLAIR, CA

INVESTMENT OFFERING | A 100,151 SQ. FT. MULTI-TENANT BUSINESS PARK



Exclusively Offered By:

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Voit

REAL ESTATE SERVICES

Voit Real Estate Services is pleased to offer for sale the Mission Industrial Park, a seasoned, multi-tenant park strategically located in one of the highest density labor markets in Southern California. Its location in the city of Montclair in the Inland Empire places Mission Industrial Park at the hub of the region’s emerging businesses.

The Park has 100,151 square feet of leasable space with 54,381 square feet in five concrete block buildings and 45,770 square feet in five steel buildings. In addition, there is a 1,000 square foot masonry building and a 30,000 square foot yard leased to a long term tenant who has offices in the Park.

The Park’s zoning and design provides hard to find space for machine shops and craftsmen who are unable to find suitable space in other industrial parks. The combination of steel and concrete block buildings provides maximum flexibility for meeting the requirements of most tenants from 750 square feet to 6,558 square feet.

The 50 ft. depth of the concrete block buildings gives the smaller tenant a well-proportioned shop that is not too deep or too narrow. The steel buildings offer maximum flexibility for larger space users, especially those with machinery. Their peaked roofs results in fewer structural columns and more open space with greater ceiling height.

Because of these features Mission Industrial Park has averaged an occupancy rate of 92% over the past 18 years, a period of time that includes the great recession. It also enjoys a stable tenant roster with 42% of the park’s tenants leasing space for 7 to 25 years.

Mission Industrial Park is located immediately north of the Pomona (60) freeway and offers excellent access to the San Bernardino (10), Corona (71), and Riverside (91) freeways. In addition, the Park is located in close proximity to the ports of Long Beach and Los Angeles, and the Ontario and Los Angeles International



Airports. Major employers in the Montclair and Upland area include: Metro Auto Group (Nissan and Honda), Ontario-Montclair School District, The Home Depot, San Antonio Community Hospital, Upland Sports Arena and the Upland Unified School District.

INVESTMENT HIGHLIGHTS

- Mission Industrial Park draws from the area’s diversity of small businesses who choose to locate their businesses close to their homes.
- Unit sizes at Mission Industrial Park range from 785 sq. ft. to 6,568 sq. ft. allowing tenants to conduct their business and expand within the Park and avoid the expense and inconvenience of relocating.
- Mission Industrial Park has a history of stable occupancy and long term tenancies. Over an 18 year ownership period that included this country’s worst recession and slowest recovery, the Park has averaged an occupancy rate above 92%.
- Mission Industrial Park is one of the few parks that is zoned and designed for manufacturing related uses under 10,000 square feet. The lack of competition has enabled the Park to outperform the submarket, and it is well positioned to increase rates in response to the economy’s recovery and growth.
- The majority of the development activity in the Inland Empire has focused on larger distribution product with virtually no multi-tenant parks like Mission Industrial Park. The cost of new construction and lack of available land make any new development economically prohibitive, hence insulating the investor from new competition.

FINANCIAL HIGHLIGHTS

Purchase Price	\$7,900,000 (\$78.88 PSF)
Net Operating Income Year 1	\$516,339
Net Operating Income Year 2	\$546,969
Capitalization Rate Year 1	6.54%
Capitalization Rate Year 2	6.92%

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