

OWNER-USER OR INVESTMENT OPPORTUNITY FOR SALE: FULLY LEASED 32,000 SF FREESTANDING INDUSTRIAL BUILDING



**CLICK HERE TO VIEW
A TOUR OF THE PROPERTY**

26035 PALOMAR RD



PROPERTY INFORMATION:

SIZE	32,000 SF Situated on 2.02 Acres
BUILDING TYPE	Metal
TENANCY	2 Tenants
YEAR BUILT	2004 Construction
POWER	1,000 Amps, 120/208V, Phase Electric (Verify)
YARD	Large Secured Yard
GL LOADING DOORS	Six (6) GL Loading Doors from 12'x14' to 22'x14'
STORAGE	±4,110 SF "BONUS" Storage Mezzanine
ROOF	Insulated
SKYLIGHTS	Yes
FIRE SPRINKLERS	.30/2,500 SF
CLEAR HEIGHT	±15'-17'
ZONING	Business Park (BP) - City of Menifee (Verify)

**SALE PRICE:
\$5,987,500 (\$187.10 PSF)**

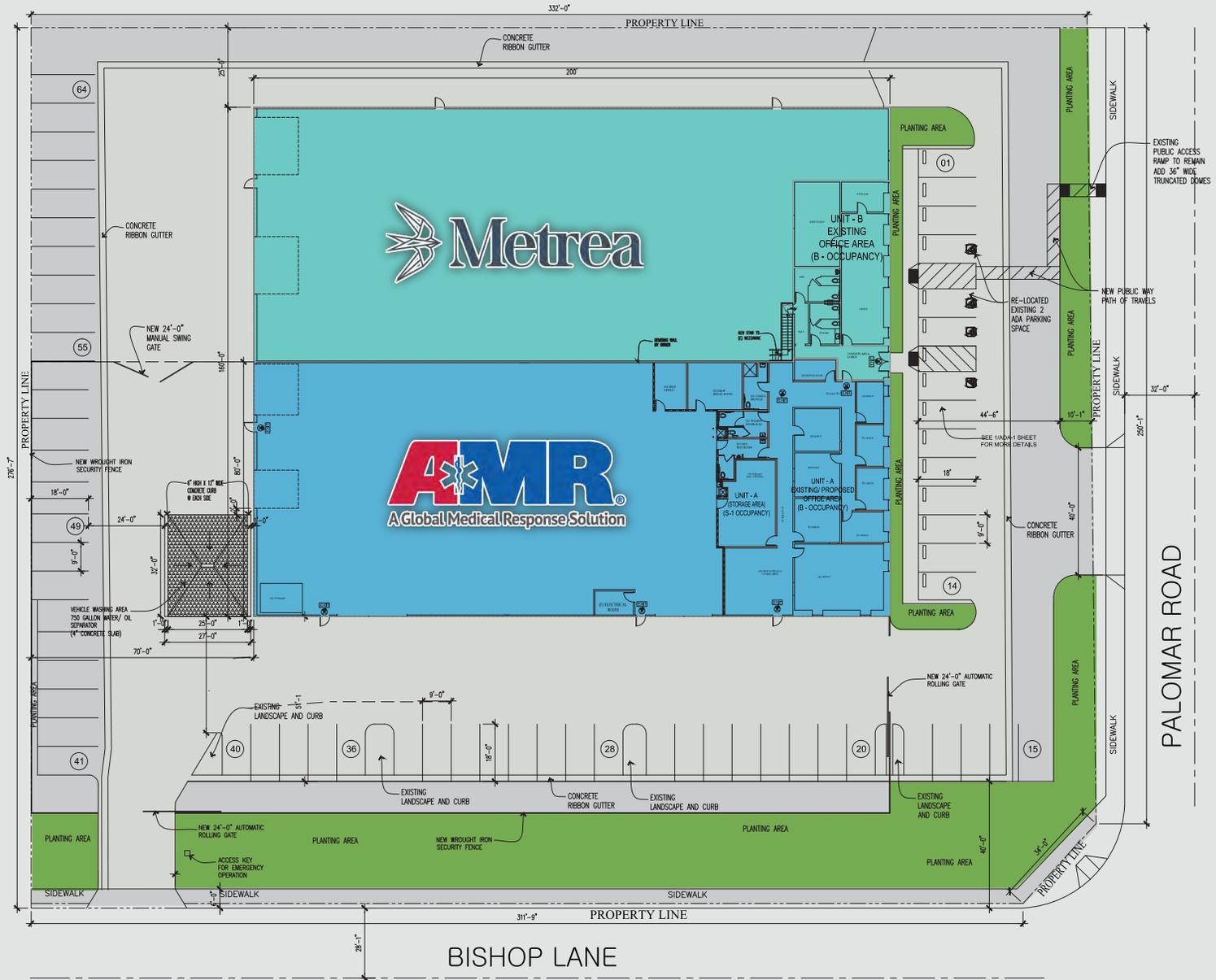
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SITE PLAN



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PALOMAR RD



BISHOP LN

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Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

TENANT OVERVIEWS



UNIT A: AMR (American Medical Response)

Rentable SF:	16,000 SF
% of Project Lease:	50%
Lease Expiration:	10/31/2029
In-Place Rent:	\$18,415.23 (\$1.15 PSF/Month)
Lease Type:	AIR Multi-Tenant Gross
Renewal Options:	None
Annual Increases:	Fixed at \$480

Conditional Use Permit (CUP) in Place with City of Menifee

AMR offers comprehensive emergency and non emergency patient transport services and has a presence in over 40 states, with 180 locations, a fleet of over 8,000 ambulances and more than 37,000 team members. They were founded in 1992 and are headquartered in Lewisville Texas. They partner with hospitals, municipalities, and event organizers nationwide. Specializing in 911 emergency response, advanced life support, critical care transport, bariatric and wheelchair van services. AMR is renowned for delivering high-quality patient care "at a moment's notice".



UNIT B: Metrea Aerospace

Rentable SF:	16,000 SF with Bonus Mezzanine Storage Area
% of Project Lease:	50%
Lease Expiration:	8/31/2026 Owner User Opportunity - Lease Nearing Expiration
In-Place Rent:	\$20,800 (\$1.30 PSF/Month)
Lease Type:	AIR Multi-Tenant Gross
Renewal Options:	None

Metrea is a defense and aerospace company that provides critical services to the U.S. military and its allies. Their work includes aerial refueling, aviation support, and mission systems. With a growing global footprint, they support national security operations from both the ground and the air. They were founded in 2016 with 17 locations worldwide, and are headquartered in Washington, D.C

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LEASE VS. BUY



LEASE VS. OWN COMPARISON

26035 Palomar Road, Menifee, CA 92585

Property Size: 32,000 Square Feet

• OWN •

• LEASE •

PURCHASE ASSUMPTIONS:			LEASE ASSUMPTIONS:		
	Per sqft	Total		Per sqft	
Purchase Price	\$187.00	\$5,987,500	Lease rate per square foot per month	\$1.30	
SBA Fees (Financed)		\$58,000	Lease rate per month (suite B, 16,000 SF)	\$20,800	
Total Project Cost		\$6,045,500			
START-UP COSTS			START-UP COSTS		
Cash down payment (10%)		\$598,750	Prepaid lease payment and security deposit		\$41,600
MONTHLY COSTS			MONTHLY COSTS		
Monthly Payment	\$1.14	Amount \$36,370	Lease payment	\$1.30	Amount \$20,800
Property Taxes	\$0.19	\$6,200	TI Amortization	\$0.07	\$1,135
Insurance	\$0.02	\$582			
Total Monthly Costs	\$1.35	\$43,152	Total Monthly Costs	\$1.37	\$21,935
MONTHLY OWNERSHIP BENEFITS (estimate)			MONTHLY LEASE BENEFITS		
Monthly Depreciation	\$0.13	Amount \$4,094	Rent Deduction Tax Savings		\$8,774
Property Tax Benefit	\$0.08	\$2,480			
Interest Deduction	\$0.19	6,018			
Average Appreciation (2%)	\$0.31	\$9,979			
Rental Income (Suite A, 16,000 SF)	\$1.15	\$18,415			
Total Ownership Benefits	\$1.86	\$40,986	Total Lease Benefits		\$8,774
TOTAL EFFECTIVE MONTHLY COST		\$2,166	TOTAL EFFECTIVE MONTHLY COST		\$13,161

Ownership Analysis Summary

Annual Effective Cost Difference

131,941

15 Year Wealth Creation

1,979,108

• SBA 504 FINANCING PROGRAM •

SBA Financing	1st Mortgage by Bank	2nd Mortgage by SBA
Loan Amount	\$2,993,750	\$2,395,000
Interest Rate	6.50% (estimate)	6.23% (Aug '25)
Amortization in years	25 year amortization	25 year amortization
Percent of Total Loan Amount	50% of total	40% of total
Loan Fee	\$29,938 1.00% (estimate)	\$58,000 2.15% + \$6,000 legal fee
Monthly Payment	\$20,214	\$16,156 (includes SBA fees)

For more information, please contact:

Lisa Matta

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The financial figures presented in this Lease vs. Buy comparison are for illustrative purposes only and are based on estimated assumptions. Actual results may vary. Prospective buyers are strongly encouraged to consult with their tax advisor or financial professional for personalized guidance.



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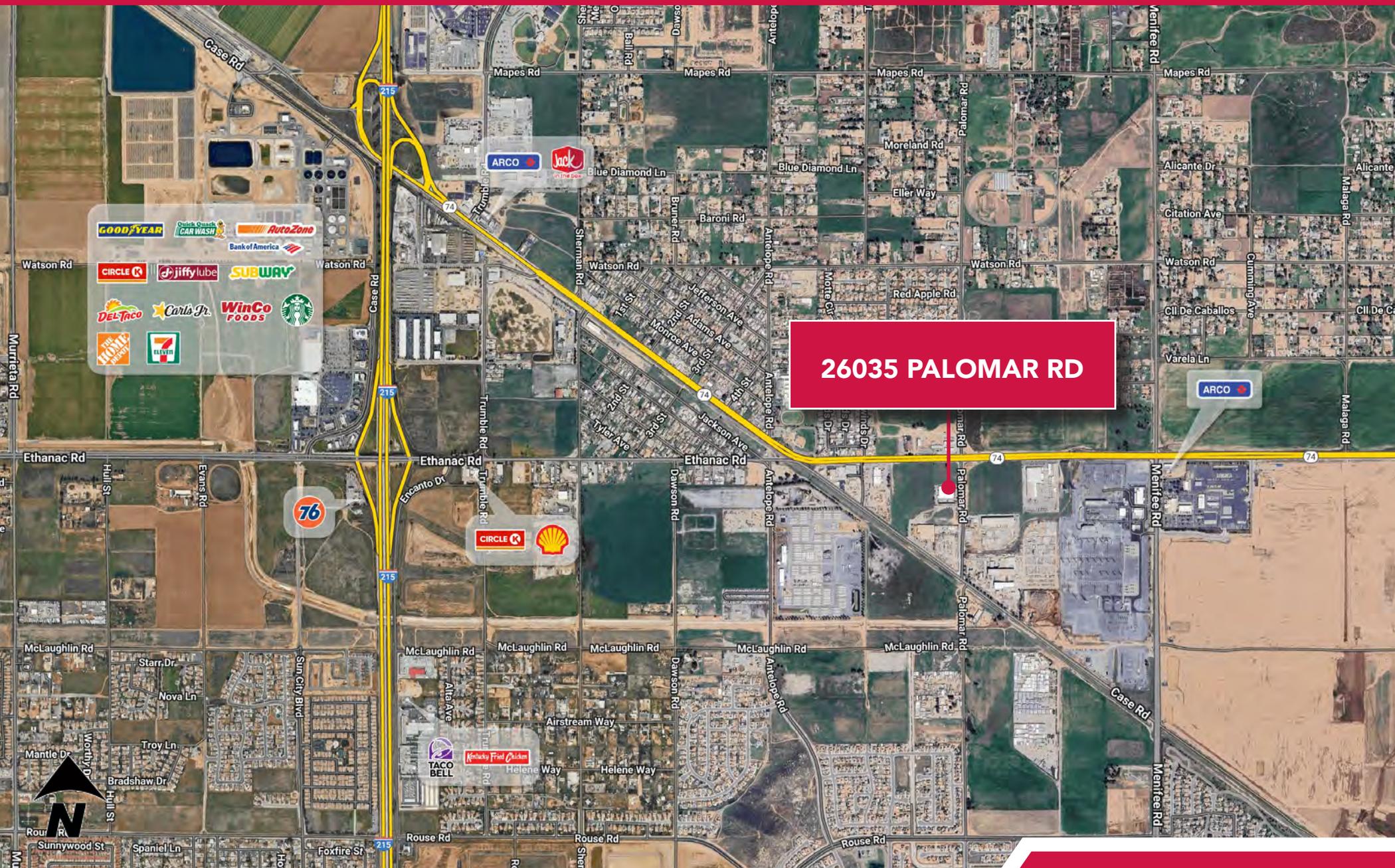
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