SINGLE TENANT TRIPLE NET LEASED INVESTMENT



FOR SALE 2855 SAMPSON AVENUE

INDUSTRIAL BUILDING

CORONA | CA | 92879

EXCLUSIVELY LISTED BY

PAUL GINGRICH | EXECUTIVE V.P. P: 714.941.5333 | M: 949.357.7467 PGINGRICH@DAUMCRE.COM CADRE #01299770

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PROPERTY HIGHLIGHTS:

- 11,000 SF Freestanding Building
- 740 SF Front Office
- 1,600 SF of Workshops & Assembly Rooms
- 49,223 SF Parcel (1.13 AC)
- Fully Paved & Fenced Drive-Around Yard
- Nine (9) 12'x14' Roll Up Doors
- Two (2) 8'x10' Roll Up Doors
- Drive-Thru Warehouse
- Fire Sprinklered
- Floor Drains
- 1,600 SF Bonus Mezzanine
- 400 Amps 277/480V Power (verify)
- Corner Parcel with Multiple Points of Access
- Convenient Access to the 91, 15, & 215 Freeways

LEASE SUMMARY	
Lease Form	AIR Single Tenant - Triple Net Lease
Tenant	Pacific Boat Trailers: www.pacifictrailers.com
Term	5 Years
Commence	10/1/2022, Expires 9/30/2027
NOI	\$193,157 (10/1/2024-9/30/2025)
Annual Rent Increase	4.5%
Security Deposit	\$150,000
Personal Guaranty	Yes
Options/RORF's	None

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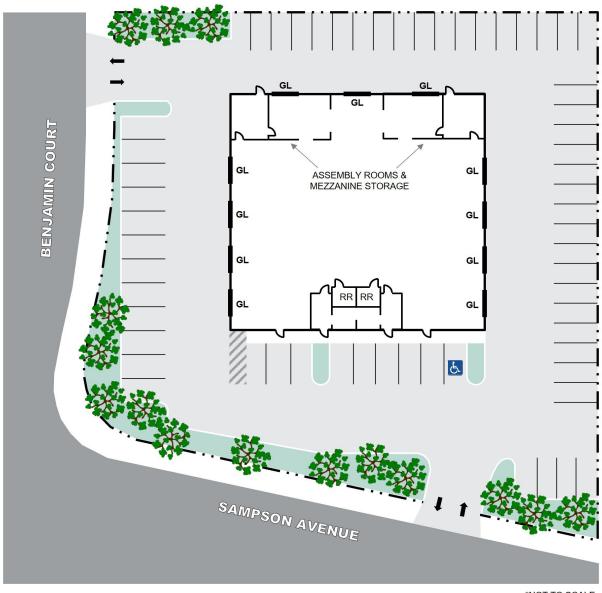
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SITE PLAN



*NOT TO SCALE

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