

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

DENNIS HOLT | V.P.
P: 949.242.1714 | M: 714.423.0169
DHOLT@DAUMCRE.COM
CADRE #01948978

CHRIS MIGLIORI, SIOR | E.V.P. | PRINCIPAL
P: 714.941.5320
CMIGLIORI@DAUMCRE.COM
CADRE #00972843


COMMERCIAL REAL ESTATE SERVICES

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

2855 SAMPSON AVENUE

CORONA | CA | 92879



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

SITE PLAN



*NOT TO SCALE

2855 SAMPSON AVENUE

CORONA | CA | 92879

DAUM
COMMERCIAL REAL ESTATE SERVICES

2855 SAMPSON AVENUE

CORONA | CA



EXCLUSIVELY LISTED BY

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

DENNIS HOLT | V.P.
P: 949.242.1714 | M: 714.423.0169
DHOLT@DAUMCRE.COM
CADRE #01948978

CHRIS MIGLIORI, SIOR | E.V.P. | PRINCIPAL
P: 714.941.5320
CMIGLIORI@DAUMCRE.COM
CADRE #00972843

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES