

OFFERING MEMORANDUM

INDUSTRIAL MULTI TENANT INVESTMENT OPPORTUNITY

8864 JURUPA ROAD, JURUPA VALLEY, CA 92509

+/- 2.71 AC | +/- 19,720 BLDG SF



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DISCLAIMER

This Offering Memorandum was prepared by MacLeod & Co. for use by a limited number of recipients. All information contained herein was obtained from sources we deem reliable; however, neither MacLeod & Co. nor Owner are making representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein.

This Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the Recipient. MacLeod & Co. and Owner expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.

Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

MacLeod & Co. and Owner each expressly reserve the right, at their sole discretion, to reject any and/or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered, and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The Recipient (“Recipient”) agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum which is a matter of public record or is provided from sources available to the public, (b) the Recipient, the Recipient’s employees, agents, and consultants (collectively, the “Need-to-Know Parties” will hold and treat it in the strictest of confidence, and the Recipient and the Need-to-Know Parties will not, directly or indirectly, disclose or permit to be used, this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or MacLeod & Co. or for any purpose other than use in considering whether to purchase the property. The Recipient and the Need-to-Know Parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if, in the future, the Recipient or Owner discontinues such negotiations, the Recipient will return this Offering Memorandum to MacLeod & Co.



MACLEOD & CO.

EXCLUSIVE ADVISORS



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THE OFFERING

MacLeod & Co. is pleased to offer 8864 Jurupa Rd, Jurupa Valley, California (“Property”), a unique opportunity to acquire +/-2.71 acres of industrial land with ±19,720 square feet of structures leased to 10 robust tenants on a month-to-month basis. Seller occupies 3,200 SF of warehouse and is open to vacating at the close of escrow or leasing the unit back.

OFFERING GUIDELINES

This offering is being distributed exclusively by MacLeod & Co. to a select group of pre-qualified developers and investors. Following the distribution of materials, MacLeod will be available to assist prospective developers, investors, users and their consultants with property inspections and to respond to questions regarding information contained in the Offering Memorandum. Offers on 8864 Jurupa Rd are subject to the terms and conditions pursuant to the approval of affiliates of the seller. The selection will be based on a variety of factors including but not limited to offer price and terms, financial strength, level of discretionary transaction oversight, ability to close, timing, and experience in closing similar transactions. Therefore, potential buyers should be prepared to present a complete Letter of Intent, in accordance with the mentioned required terms and conditions, and based upon the following tentative schedule, which is subject to change:

OFFERING TERMS AND CONDITIONS GUIDELINES

Please address your offer as follows:

- Purchase in an “As Is-Where Is” Condition
- Purchase Price Presented in Total Gross Dollars
- Due Diligence Timeline and Needed Hurdle Studies/Report/Surveys Definition of Internal Approval Process
- Deposit Structure and Non-Refundable Deposit Schedule
- Title Insurance Requirement and Closing Costs Close of Escrow Date and Requirements
- Source of Funds for the Acquisition
- Financial Strength of Purchaser
- Summary of Closed Transactions and References

PROPERTY OVERVIEW

PROPERTY ADDRESS	8864 JURUPA ROAD
PARCEL NUMBERS	169-280-022
ACRAGE	2.71 AC
RBA	+/-19,270
FAR	0.18
ZONING	BUSINESS PARK (BP)
# OF BUILDINGS	+/-11
CONSTRUCTION TYPE	METAL
TENANTS	10
LEASE TERMS	MONTH-TO-MONTH
OCCUPANCY	100%
FENCED	YES
LIT	YES
HYDRANTS	YES
PAVED	PAVED & COMPACT GRAVEL
GL	12 (VERIFY)
DOCK HIGH DOORS	0
POWER	220V 3 PHASE MOST 200 AMPS (VERIFY)
SPRINKLERS	NO





ZONING

8864 JURUPA RD ZONING

[BP Permitted Uses: Permitted Uses](#)

Zoning: Business Park (BP)
Industrial Land Use Designation

Permitted Uses

With site development permit

- Auto services - repair & maintenance
- Commercial kitchen/ catering service
- Commercial amusement & recreation
- Contractor business - no outdoor storage
- Copying/ printing service
- Laboratories
- Light manufacturing
- Office
- Research & development
- Retail/ warehouse stores

With CUP

- Alcoholic beverage sales
- Auto/boat repair
- Contractor business (limited outdoor storage)
- Hotels, heliports, hospitals

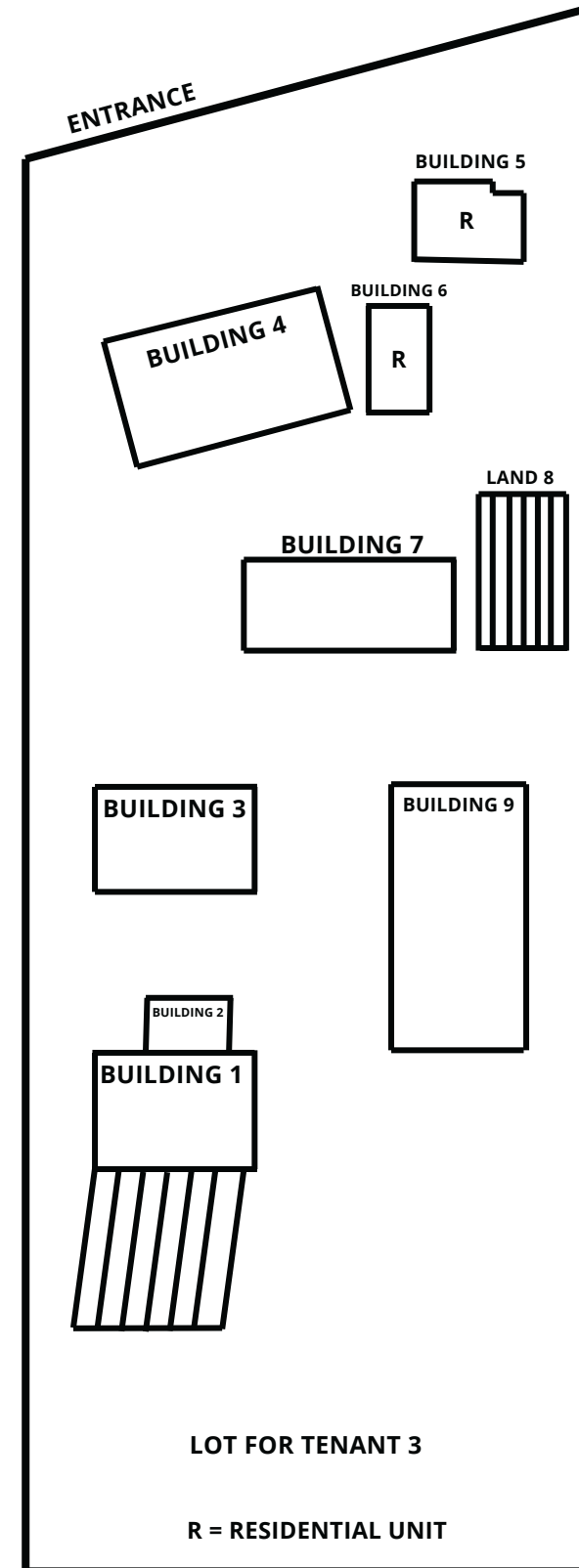
Development Standards

- Lot Size: Min 0.5 acre (21,780 sq ft)
- FAR: Min 0.25, Max 0.6 -
- Height: Max 35 ft at setback; structures >35 ft set back 2 ft per extra ft; max height 50 ft -
Landscaping: Min 18% of net area - Street
Setbacks: Min 25 ft; 15 ft landscaped - Side
Setbacks: Min combined 10 ft - Rear Setback: Min 15 ft

[City of Jurupa Valley - Zoning Map](#)

SITE PLAN

	TENANT
BUILDING 1	3
BUILDING 2	11
BUILDING 3	2
BUILDING 4	5
BUILDING 5	1
BUILDING 6	12
BUILDING 7	7, 10, 6
BUILDING 8	9
BUILDING 9	8, 4



*ILLUSTRATION PURPOSES ONLY
BUYER TO VERIFY



OFFERING MEMORANDUM

8864 JURUPA ROAD JURUPA VALLEY, CA



MACLEOD & CO.

MacLeod & Co. is an industrial real estate brokerage company that specializes in the sale and leasing of warehouse distribution and logistics facilities, industrial outdoor storage yards, and land sites for new development.

Headquartered in Orange County, California, the company provides expert brokerage services including capital markets and investment sales, agency leasing, tenant representation, and land sales for development.

In three short years, MacLeod & Co. has successfully negotiated and closed over \$630 million in industrial transactions for institutional investors, private equity groups, high net worth investors, corporate tenants, and owner users from California to Texas.



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