

# 100% Leased Industrial Multi-Tenant Investment for Sale

# 715

## EAST AVENUE

L-8 | LANCASTER, CA



**CBRE**



# Property Info



**3 Unit Multi-Tenant Industrial**  
**31,424 SF on +/- 1.94 Acres**  
**APN: 3126-015-063**



**2007 Masonry Construction**  
**Roof Recently Replaced**



**+/- 800 – 2,000 SF Office Build Out**



**Dock High & Grade Level**  
**Loading in All Units**



**Insulation & HVAC in Warehouse**  
**16-18' min clear height, 277-480 V**  
**power, amperage varies (150 – 225)**



**Yard: Stamped Concrete – Portion**  
**Gated (Accessible by DirecTV only)**



**100% Leased, Below Market Rents,**  
**All Options at FMV**



Suite 103, Insulation & HVAC in Warehouse

# Financial Info

- + TOTAL BUILDING SIZE : 31,474 SF
  - + ANNUAL NOI : \$324,742.00
  - + ANNUAL GROSS INCOME: \$377,700
  - + ANNUAL EXPENSES: \$54,051.00
- (2021 ANNUAL EXPENSE DETAIL)**
- + UTILITIES : \$4,980.00
  - + MAINTENANCE: \$7,513.00
  - + TAXES: \$38,302.00
  - + INSURANCE: \$3,256.00

## Rent Roll

SUITE	TENANT	SIZE (SF)	RENT (GROSS)/SF/MONTH	MONTHLY RENT	LEASE EXPIRATION	ORIGINAL LEASE DATE	OPTIONS	INCREASES
101	DIRECTV	10,500	\$1.05	\$11,025.00	Dec 14, 2026	Dec 15, 2011	One (1), five (5) year option to extend	Annual 3.5% increases on Dec 15
102	Flowers Baking Co. of Henderson	10,500	\$0.90	\$9,450.00	Feb 28, 2025	March 1, 2014	One (1), five (5) year option to extend	Annual 3% increases on March 1
103	Race Telecommunications	10,474	\$1.05	\$11,000.00	June 30, 2025	July 1, 2022	One (1), five (5) year option to extend	Annual 3% on July 1
<b>TOTAL:</b>		<b>31,474</b>		<b>\$31,475.00</b>				

# Tenant Roster



## **DIRECTV, LLC. (101)**

Operating at this location as DirecTV, tenant is a telecommunications company providing local support services. Tenant on site for over 10 years and has exclusive rights to fenced parking area on West side of project.

<https://www.directv.com/>

## **Flowers Baking Co. of Henderson (102)**

Local distribution of baked goods for Flowers Foods (NYSE:FLO). Tenant on site for 7 years, recently signed 3 year extension.

[www.flowersfoods.com](http://www.flowersfoods.com)



## **RACE Telecommunications (103)**

Telecommunications and fiber technology company offering internet in State of CA. New tenant, recently signed 3 year lease.

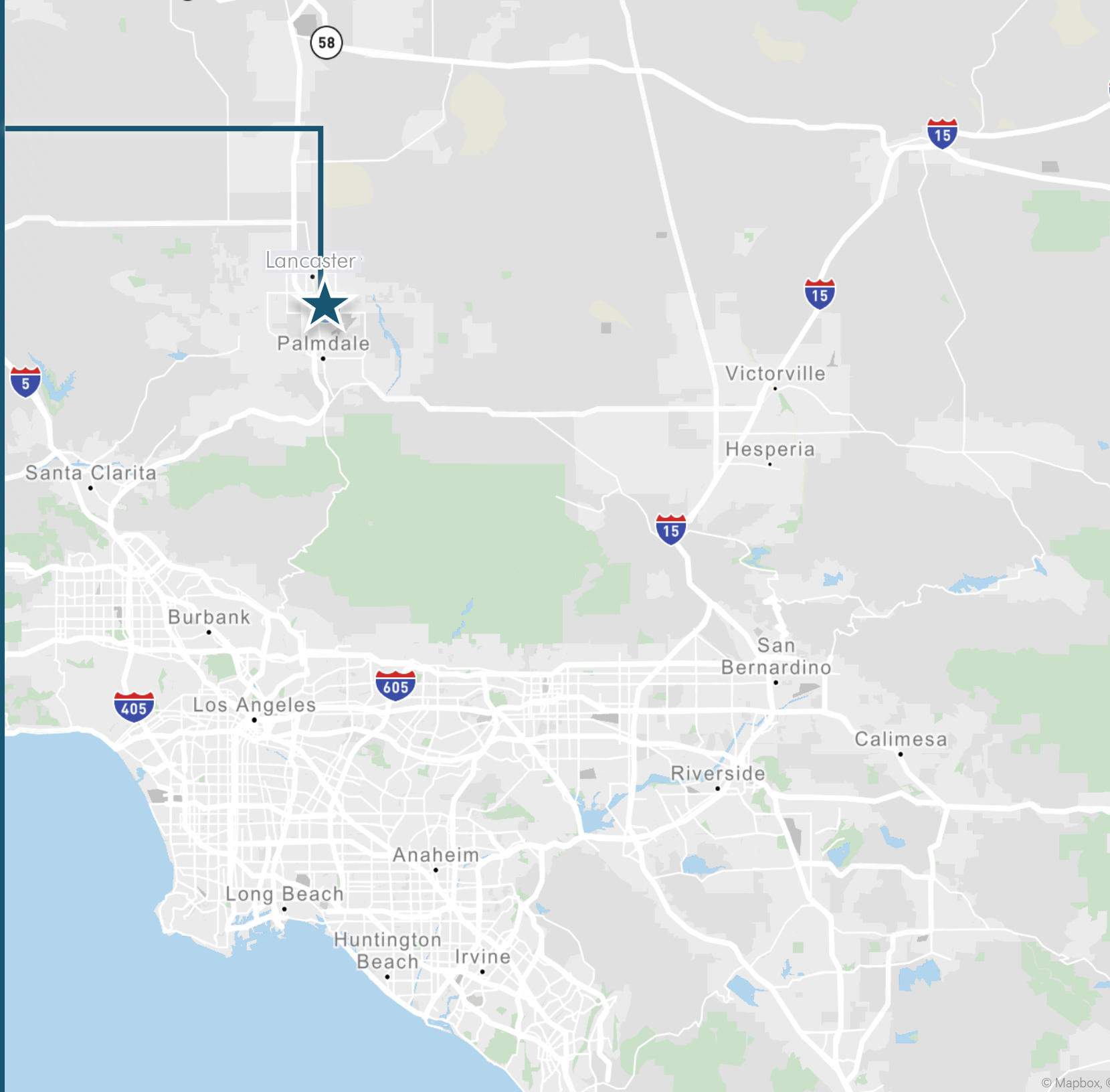
<https://www.race.com/>



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# Aerial



7th St E

8th St E

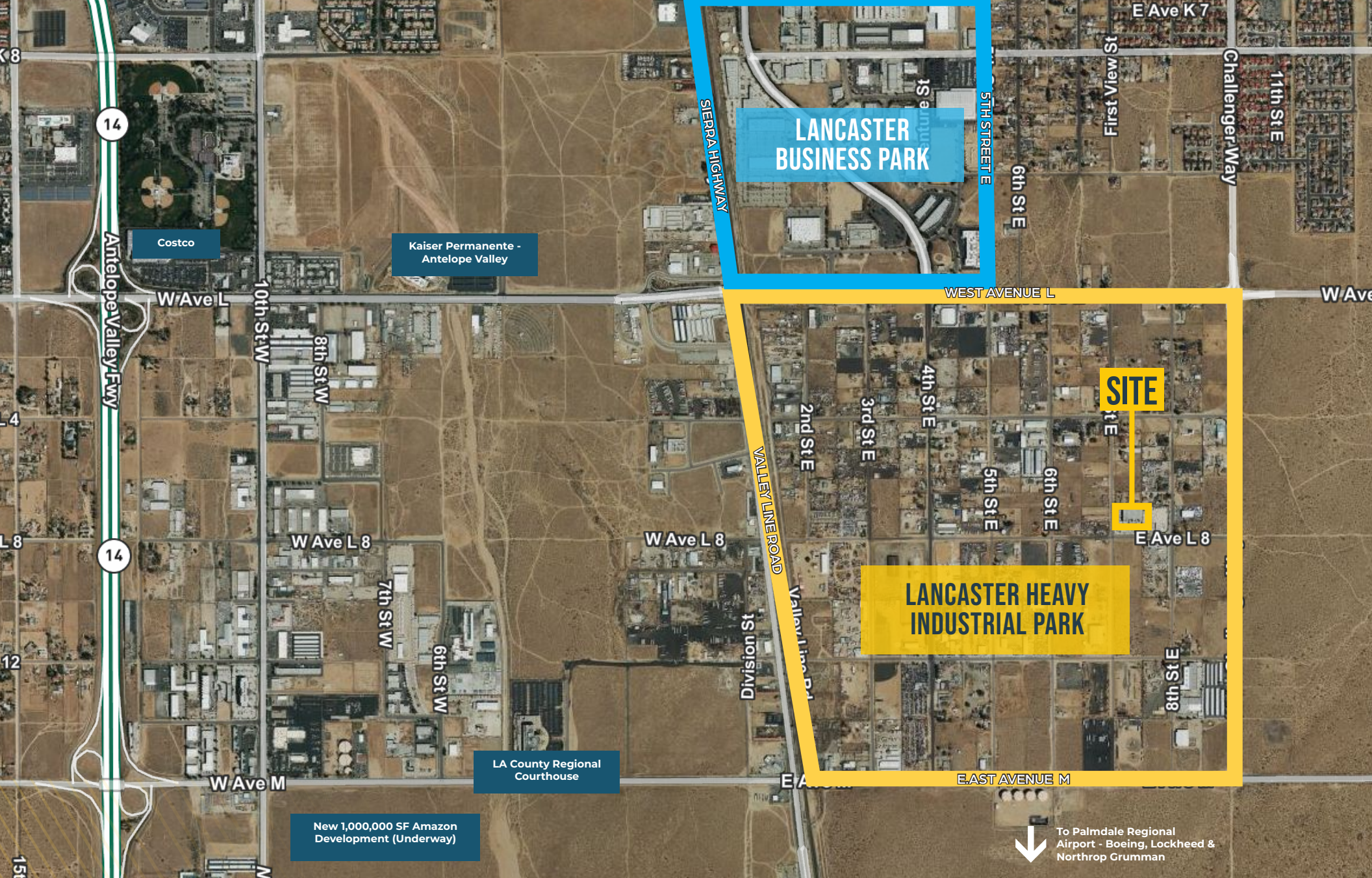
7th St E

8th St E

E Ave L8

E Ave L8

SITE



# Location

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### For more information, please contact:

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