FOR SALE NE CORNER OF SYCAMORE AVENUE & LA MIRADA DRIVE VISTA, CA 92083





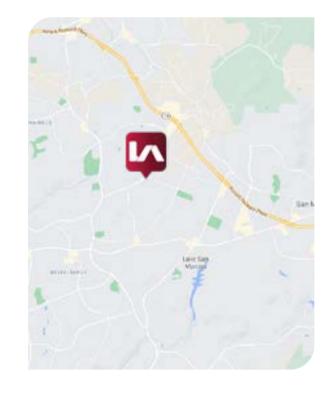
PROPERTY HIGHLIGHTS

An approximately 1.89 acre industrial lot with plans to build an estimated 30,156 square foot industrial building

30,165 square foot building with 12.5% office HVAC area

Brand new construction - this building can be delivered in 18 months or less

LAND PRICE: \$3,293,000 (\$40 PSF)





BARRY HENDLER bhendler@lee-associates.com D 760.845.3854 CAL DRE LIC 01008239

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



BUILT-TO-SUITE PRO-FORMA

		SF	\$	
Shell Building		30165	\$130.00	\$3,921,450
Tenant Improvements		4000	\$135.00	540,000
Warehouse Improvements		26165	\$0.00	0
Architectural/Engineering		30165	\$7.95	239,812
Permits		30165	\$8.50	256,403
FBA's		150.825	0	0
Land	1.89	82328	\$40.00	3,293,120
Interest Carry (paid directly to Bank)			4.00%	271,952
Property Taxes during Construction (paid to County)			1.027%	54,307
Bank Fees (paid directly to Bank)			1.50%	127,841
Closing Costs (to appraiser, etc.)				12,000
Brokerage			5.00%	235,063
Total Cost of Facility				\$8,951,949
Cost per Square foot				\$296.77
Bank Interest SBA Interest Required Downpayment Amortization Term		Rate 3.50% 3.50% 10.00% 25 y	% Cost 50.00% 40.00%	
Small Business Administration Loan				\$8,056,754
Required Down Payment				895,195
Monthly Payment				36,301
NNN Rent Equivalent			\$1.203	

This is an estimate only cassibt36

^{*}These cost estimates were done on June 2, 2022 and are subject to change with the specific requirements of each individual user, as well as market changes and the cost of materials.