

13185 SANTA ANA AVENUE, FONTANA, CA



JC CASTILLO
(909) 300-4519
jc@macleodco.com
LIC. #02132021



CHASE MACLEOD
Broker of Record
(949) 381-8900
chase@macleodco.com
LIC. #02235524



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DEAL OVERVIEW

TENANT SUMMARY

Tenant	Mobile Fleet Services, Inc
Tenant Info	Base of operations for mobile fleet repair and storage of mobile fleet. Long term tenant in place since 2017
Address	13185 Santa Ana Avenue, Fontana, California
Market	Inland Empire

PRICING EXPECTATION

Purchase Price	\$2,000,000
Price/SF	\$260.86
Price/SF Land	\$88.30
Current Market Cap Rate	3.83%

PROPERTY SUMMARY

Building SF	± 7,667 SF
SF Lot Size (AC)	± 0.52 AC
Lot (SF)	± 22,651 SF
Building/Lot Coverage	± 34%
Grade Level Doors	Two (2)
Dock High Doors	One (1)
Construction Year	1986 (Est.)
Building Type	Metal Warehouse
Zoning	Fontana Gateway Specific Plan

LEASE SUMMARY

Initial Lease Commencement	8/1/2017
Lease Extension Date	5/10/2022
Lease Expiration	7/31/2032
Lease Term Remaining	± 7.3 Years
Options	None
Monthly Gross Rent	\$8,132.12
Annual Gross Rent	\$97,585.44
Rent/SF (Gross)	\$1.06
Rent/SF Land (Gross)	\$0.36
Rental Increases	3% to 4% Increase Annually based on CPI*
Lease Type	Modified Gross

* Option to Amend annual increase to CPI August 1st 2027

INCOME AND EXPENSES

INCOME	\$	\$/SF BUILDING	\$/SF LAND
Current Gross Rent	\$97,585.44	\$1.06	\$0.36
Total Gross Income	\$97,585.44	\$1.06	\$0.36
EXPENSES	\$	\$/SF BUILDING	\$/SF LAND
Projected New Real Estate Taxes (1.0489%)	\$20,978.00	\$0.23	\$0.08
Tenant is Responsible for Insurance Reimbursements	-	-	-
Total Projected Expenses	\$20,978.00	\$0.23	\$0.08
Est. Net Operating Income (NOI)	\$76,607.44	\$0.83	\$0.28

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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 end users from California to Texas.



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