

**RARE OPPORTUNITY FOR A BUSINESS OWNER OR INVESTOR TO PURCHASE 18,944 SF
AND OCCUPY OR LEASE 9,373 SF - WITH HALF OF BUILDING LEASED TO FORTUNE 1000 TENANT**



**FOR
SALE**

±18,944 SF INDUSTRIAL BUILDING

CORPORATE BUSINESS CENTER

25809 BUSINESS CENTER DRIVE

LOMA LINDA, CA 92374

ROCKY MORAN | Sr. Vice President
951.276.3681
rmoran@leeriverside.com
DRE 01841701

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

RENT ROLL



In place rent: \$14,757.00 + \$1,842.00 in CAM's

Future 60 Month Rent Extension Schedule:

April 1, 2026 - March 31, 2027	\$16,175.00 per month
April 1, 2027 - March 31, 2028	\$16,741.13 per month
April 1, 2028 - March 31, 2029	\$17,327.06 per month
April 1, 2029 - March 31, 2030	\$17,933.51 per month
April 1, 2030 - March 31, 2031	\$18,561.18 per month
April 1, 2031 - June 30, 2031	\$19,210.82 per month

*Tenant Pays its Pro Rata Share of Cam fees estimated at:
\$1,706.00 per month if first year



INVESTMENT OVERVIEW

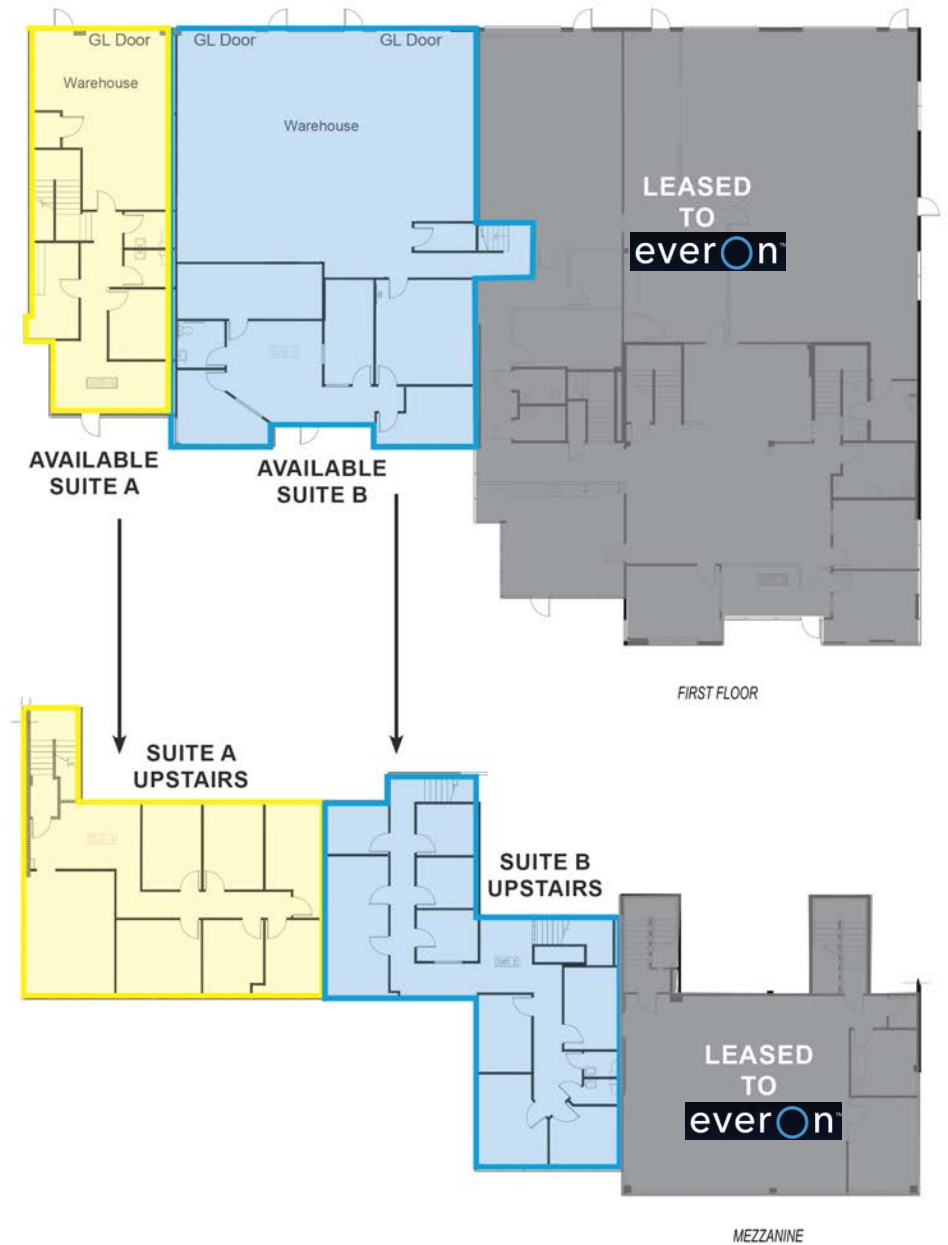


THE OFFERING

OFFERING PRICE:	\$5,001,216
PRICE PSF:	\$264.00
BUILDING SIZE:	18,944 SF
LAND SIZE:	1.06 Acres
LEASED SQUARE FOOTAGE:	9,571 SF
AS LEASED INVESTMENT AT FULL OCCUPANCY:	6.35% Cap Rate
APN:	0292-451-10



- ▶ ±18,944 sf freestanding industrial building
- ▶ Rare opportunity for Owner User to obtain an SBA Loan for property with built in Fortune **1000 Tenant**
- ▶ Partial Leased Investment - Ideal Investor Opportunity-**6.35% CAP Lease Upside**
- ▶ Corporate neighbors include **PulmoCare, G3 Engineering, & Veterans Affairs**
- ▶ **(6) Large Grade Level Doors (3 Doors for Units A & B)**
- ▶ Brand New 5-year lease with **everOn** (formerly ADT Security Inc.) Fortune 1000 Credit
- ▶ Suites A & B are currently Vacant, Suites F, D are occupied by **everOn** (currently occupies 50% of the property)
- ▶ BP Zoning (Business Park) flexible zoning warehouse/office/ specialty uses
- ▶ Professionally Managed
- ▶ Freeway visibility, located directly off 10 FWY at Mt. View in Master Planned Park
- ▶ Located in prestigious Corporate Business Center Park- Excellent corporate image
- ▶ Tall 20' clear industrial warehouse
- ▶ Full HVAC warehouse capability
- ▶ 200 amps, 120/208 voltage, 3-phase power
- ▶ .21/1,500 SF sprinkler coverage
- ▶ Abundant 3:1 parking ratio, full drive around access
- ▶ The Ontario International Airport is less than 20 miles away

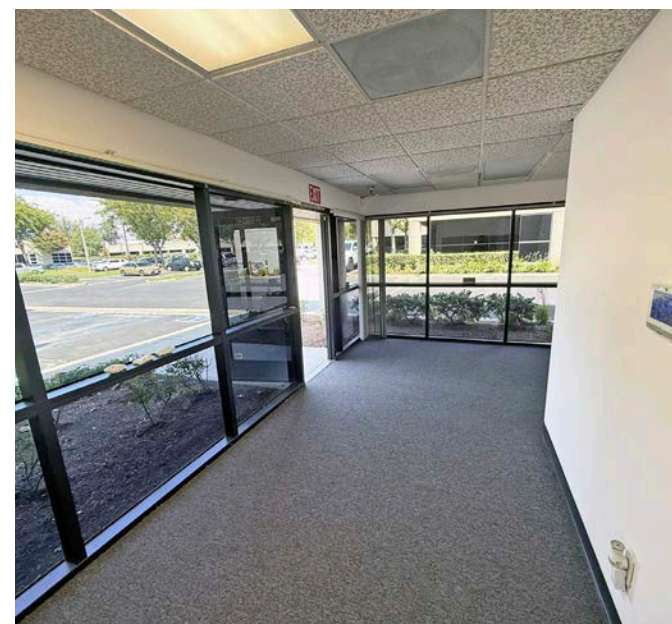
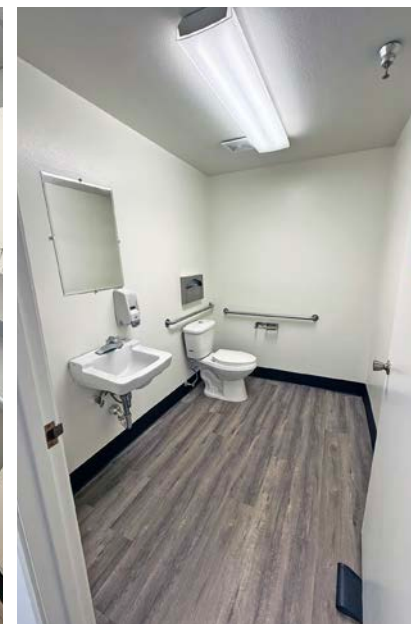


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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055



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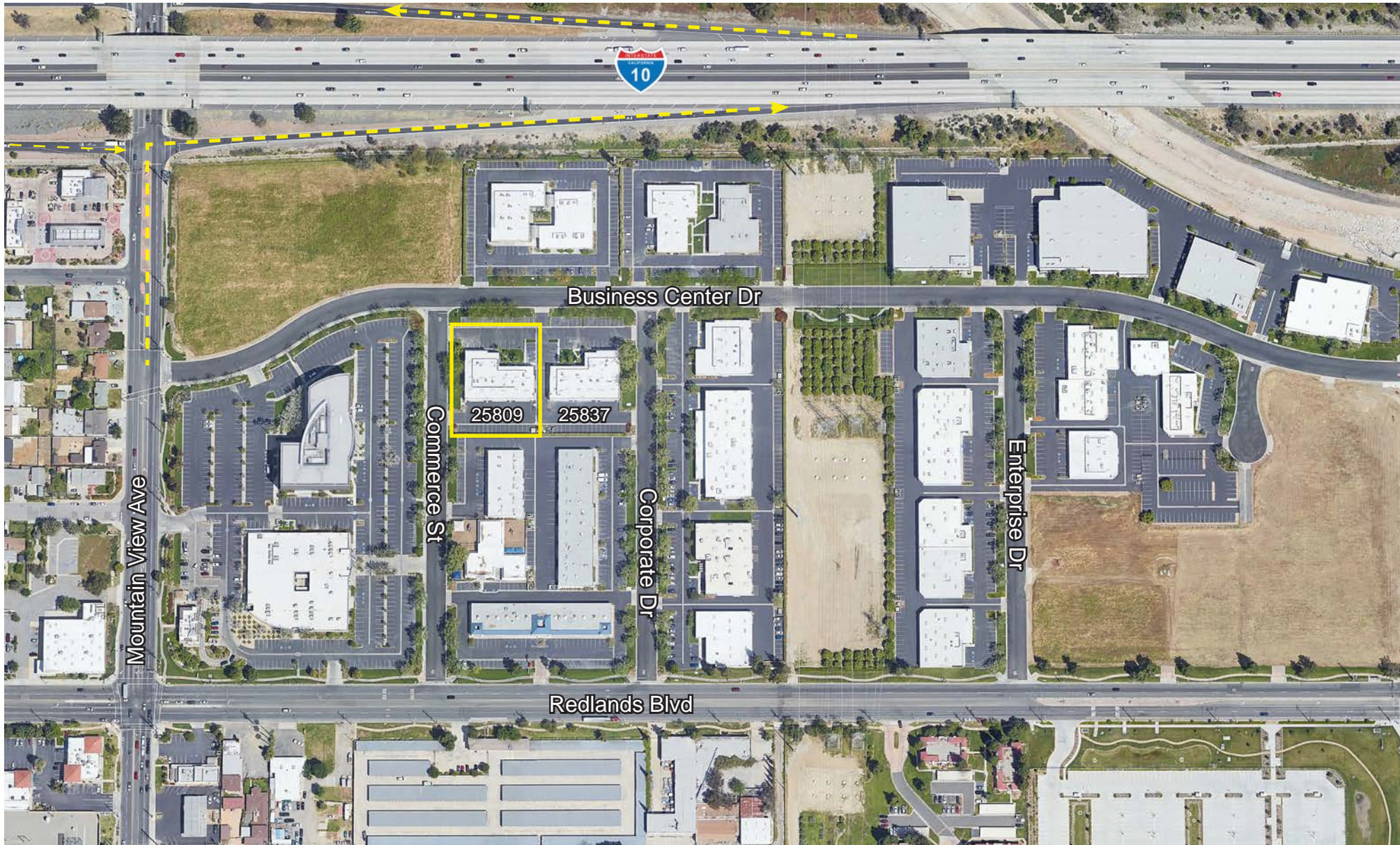
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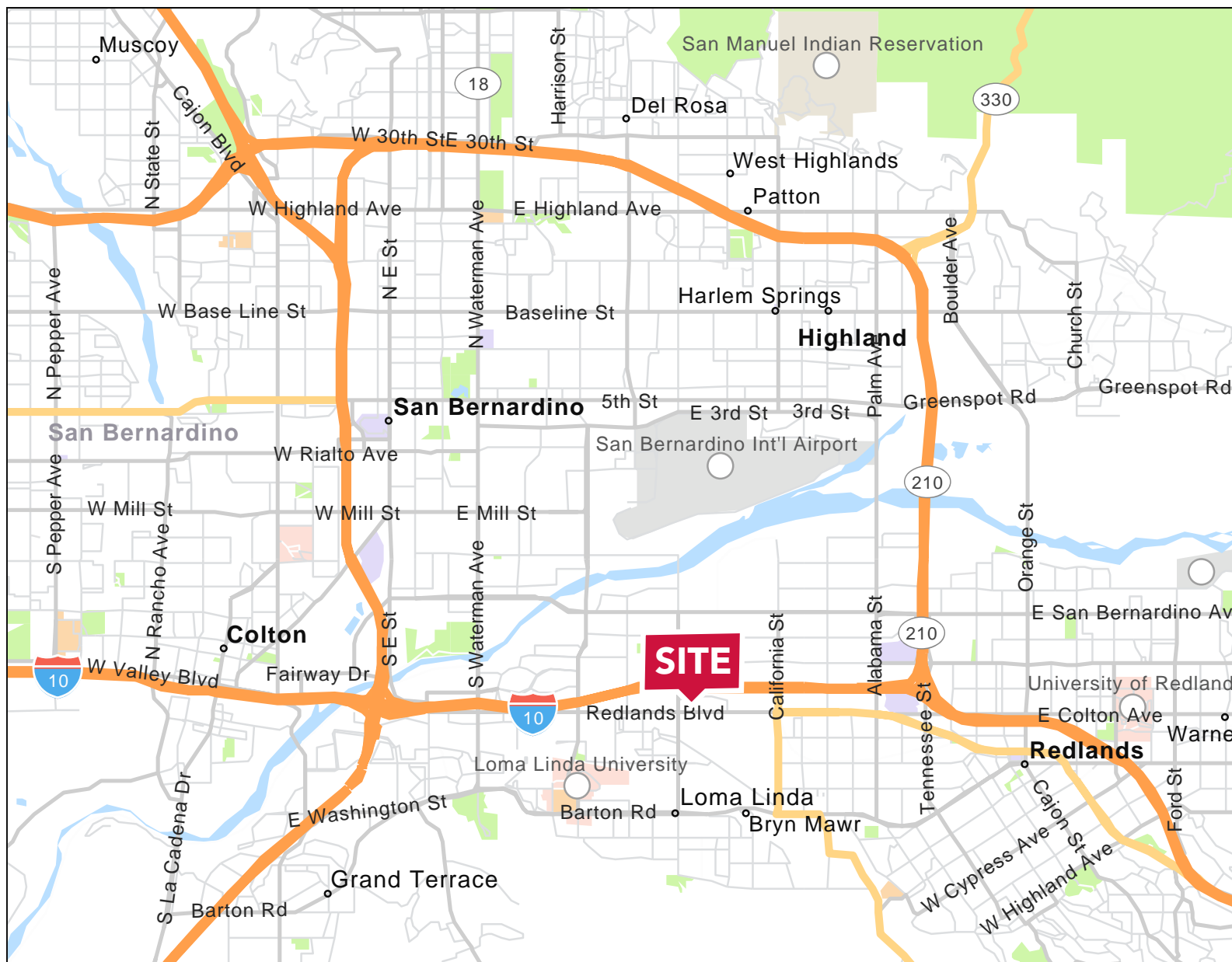


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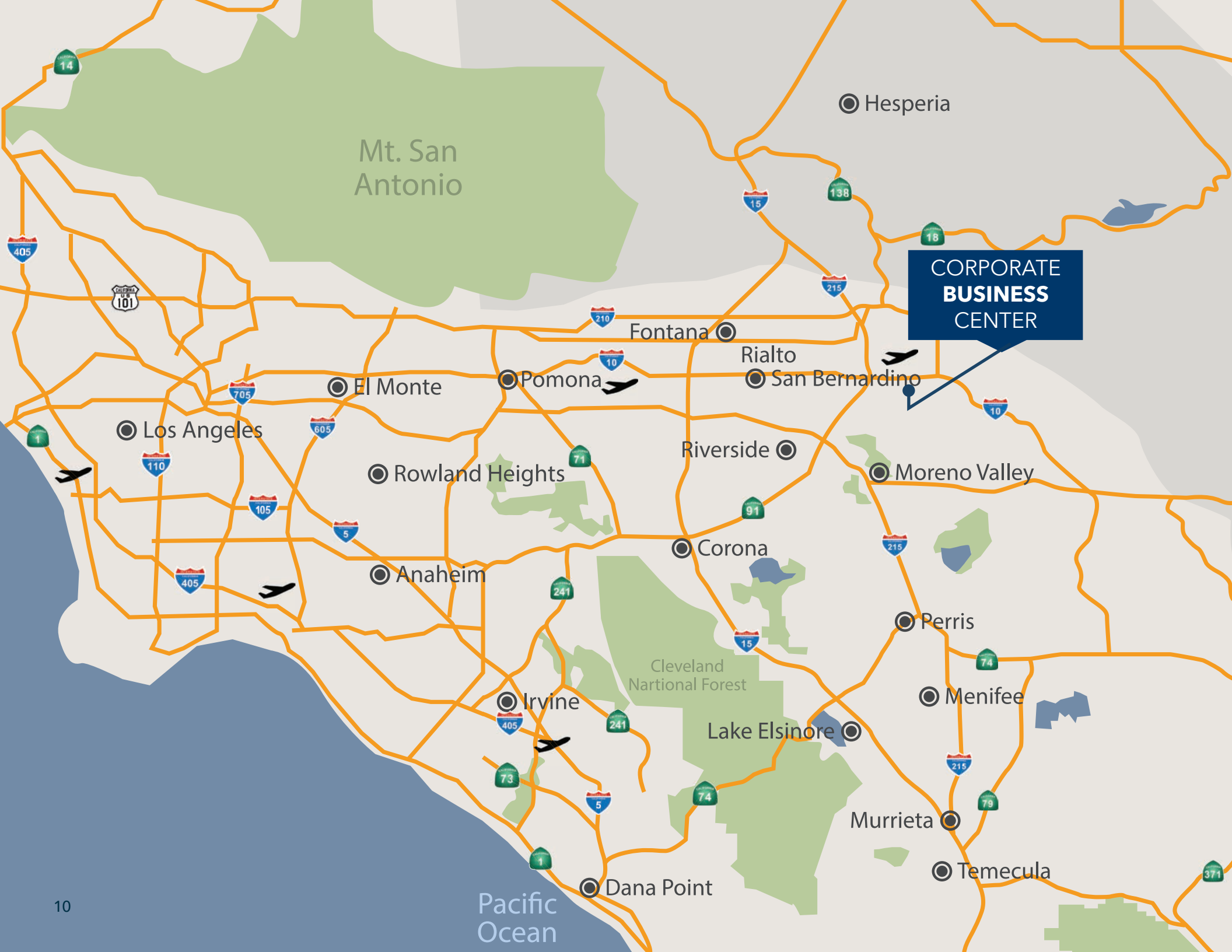




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