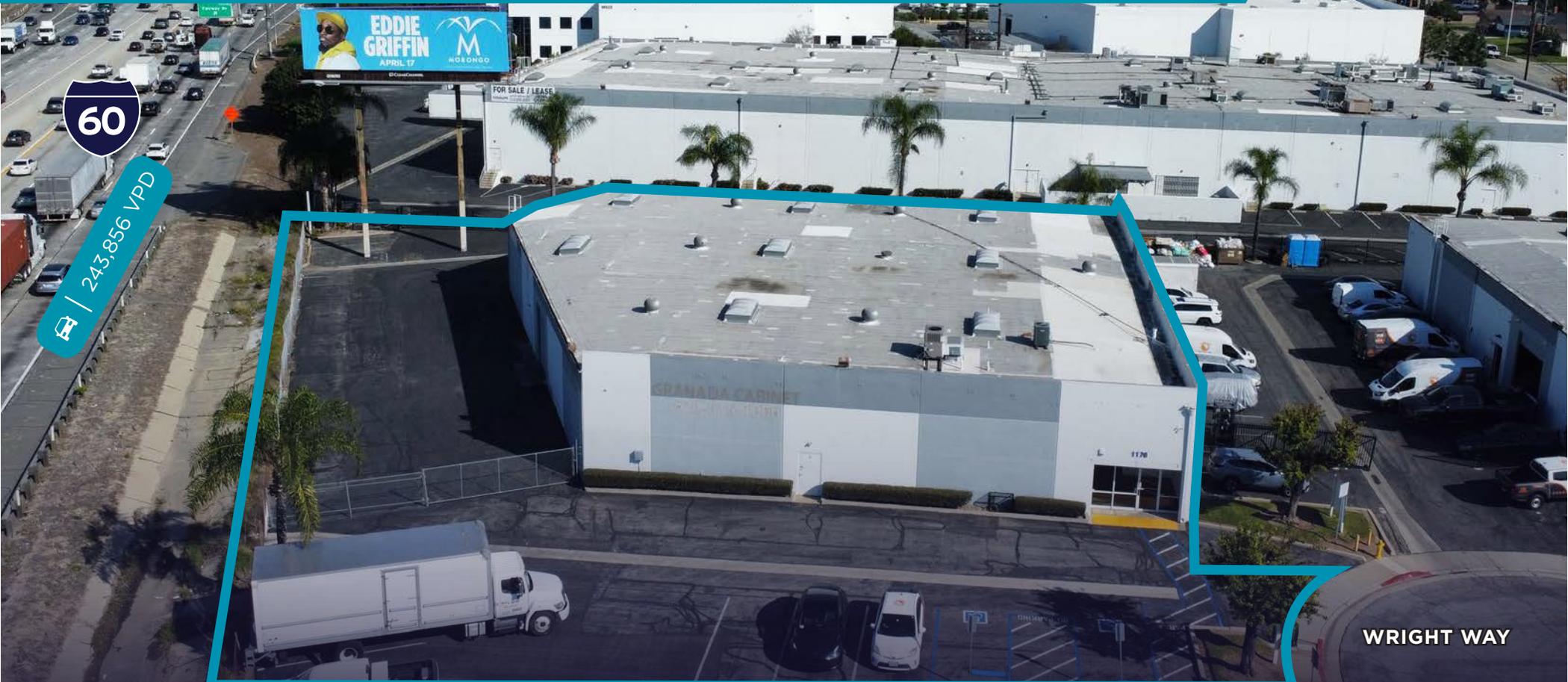


FREESTANDING ±14,592 SF INDUSTRIAL BUILDING FOR SALE/LEASE

1170 WRIGHT WAY

CITY OF INDUSTRY | CA

NOW VACANT & UNDER REFURBISHMENT | FENCED YARD | ASKING PRICE: \$5,472,000 (\$375/PSF)



60

243,856 VPD

WRIGHT WAY

PRIME LOCATION WITH DIRECT 60 FWY FRONTAGE

Anthony Bergeman  SIOR
Senior Director
+1 310 525 1920
anthony.bergeman@cushwake.com
CA License #01841828



Charles Johnson II  SIOR
Executive Vice President
562.576.1424
cajohnson@daumcommercial.com
CA License #01817294

Joseph Harmon
Senior Vice President
562.695.4512
jharmon@daumcommercial.com
CA License #02049508

Jeff Jiang 江阳
Vice President
562.692.8245
jjiang@daumcommercial.com
CA License #02103623



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INVESTMENT SUMMARY

THE OFFERING

1170 Wright Way is a well-located, ±14,592 SF freestanding industrial building in the City of Industry, California, one of Southern California's most competitive and supply-constrained industrial markets. Positioned on a ±30,928 SF parcel (±0.71 acres) with direct visibility from the 60 Freeway, the property offers a strategic combination of functionality and investment stability. The asset features 19' clear height, three (3) ground-level loading doors, and 38 parking spaces, making it ideal for a range of industrial users. Additionally, the property benefits from a fully fenced lot with strong identity and accessibility. The site is currently vacant with an additional billboard income stream from Outfront Media.

CALL BROKER TO SCHEDULE TOUR



Desirable Location with 60 Freeway Frontage



Prime East City of Industry Location with Historically Low Vacancy and High Rent Growth Metrics



Potential Multi-Tenant Configuration for Future Investment Upside



Rare Fully Fenced Yard



Billboard Income Stream



PROPERTY HIGHLIGHTS

TOTALING ± 14,592 Square Feet

LOT SIZE ± 30,928 SF | 0.71 AC

DEMOGRAPHICS City of Industry

CLEAR HEIGHT 19'

FRONTAGE 60 Fwy and Street Frontage

GROUND LEVEL DOORS 3

PARKING 38

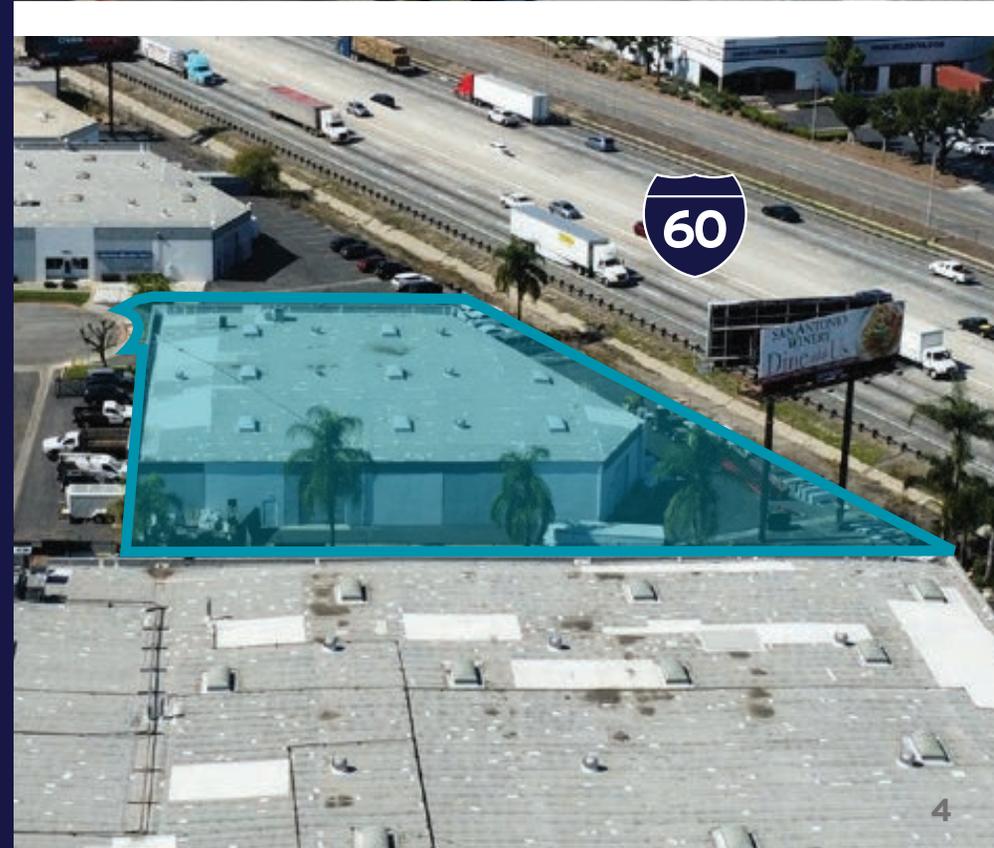
YARD Fully Fenced Lot

ASKING PRICE \$5,472,000 (\$375 PSF)

LEASE RATE Lease Rate Negotiable

FEATURES

- Desirable Location with 60 Freeway Frontage and Prominent Signage Opportunity
- Prime East City of Industry Location with Historically Low Vacancy and High Rent Growth Metrics
- Potential Multi-Tenant Configuration for Future Investment Upside
- Rare Fully Fenced Yard
- Sprinklered Building



PROPERTY HIGHLIGHTS



19"
CLEAR
HEIGHT



3
GROUND
LEVEL
DOORS



±14,592 SF
BLDG.
SIZE



±30,928 SF |
±0.71 AC
LOT SIZE



FULL
FENCED



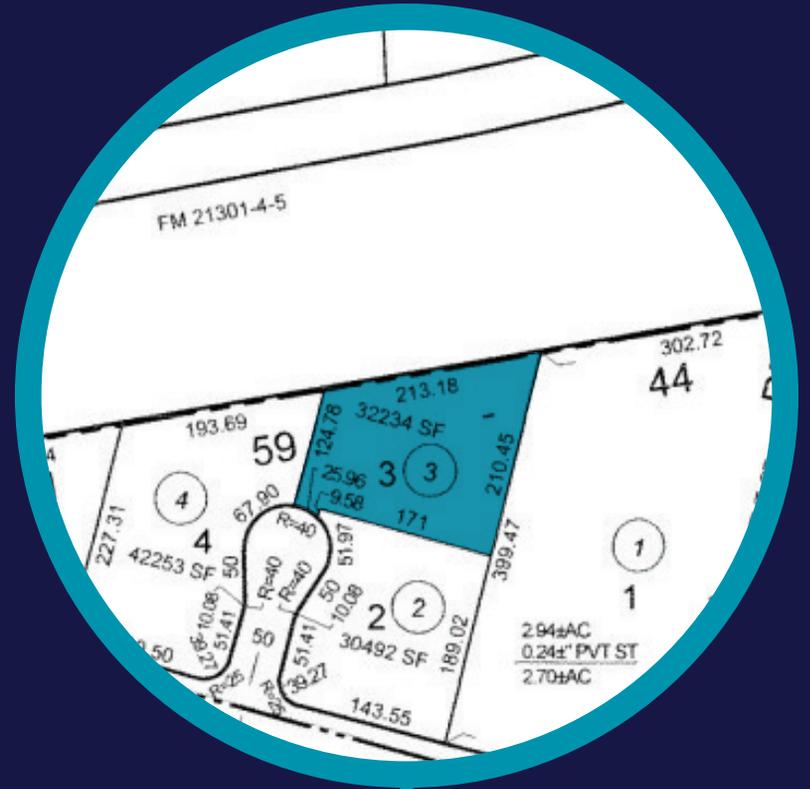
FREEWAY
FRONTAGE



SIGNAGE



38
PARKING
SPACES



BILLBOARD INCOME OVERVIEW

INVESTMENT HIGHLIGHTS

	TENANT	Outfront Media (National Billboard Operator)
	FREEWAY FRONTAGE	60 Freeway
	TRAFFIC COUNT	±243,856 cars/day
	BILLBOARD	Double-sided, freeway-facing
	LEASE TERM	Through mid-2028 (in place for decades)
	INCOME	\$1,500/month (\$18,000/year)
	CAP RATE	5.25%
	BILLBOARD VALUE	\$342,857
	VALUE ADD TO PROPERTY	+\$23.49 PSF (based on 14,592 SF building)

EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire a freestanding warehouse enhanced by a long-term billboard income stream with premier freeway exposure. The double-sided billboard, leased to Outfront Media for decades, delivers reliable passive income through mid-2028, with potential for future upside and renewal.

At a 5.25% capitalization rate, the billboard generates an estimated value of \$342,857. Beyond its stand-alone worth, the billboard enhances the associated property's value by approximately \$23.49 per square foot, based on a 14,592 SF building.

With ±243,856 cars per day traveling the 60 Freeway, this billboard offers unparalleled visibility and income stability in one of Southern California's most active industrial markets.

This is an ideal investment for owners seeking:

- **Reliable cash flow** backed by a national tenant
- **High-exposure signage** along a major freeway
- **Tangible value enhancement** to their real estate asset

OWN VS LEASE SCENARIO

LEASE SCENARIO

	per SF	Amount
Lease Assumptions:		
Rent per month		\$23,973
Rent per SF		\$1.65
Start-up Costs:		
Prepaid rent and security deposit (2 mo.'s total)		\$47,946
Lessee TI costs, net of lessor TI allowance		\$0
Total startup costs		\$47,946
Gross Monthly Costs:		
Rent payment	\$1.65	\$23,973
Lease operating costs	\$0.00	\$0
Gross monthly cash requirement	\$1.65	\$23,973
Lease Benefits:		
Depreciation tax benefit at 35% tax rate	\$0	\$0
Approx. monthly principal paydown portion (equity)	\$0	\$0
Tax benefit on rent deduction at 35% tax rate	\$0.58	\$8,390
Tax benefit on operating costs at 35% tax rate	\$0.00	\$0
	\$0.00	\$0
	\$0	\$0
	\$0.58	\$8,390
NET COST after lease benefits	\$1.07	\$15,582
Est. appreciation benefit, per month	\$0.00	\$0
NET COST after lease benefits	\$1.07	\$15,582
Projected rent cost in Year 10:		
Net rent cost (after tax benefits at 35% rate)	\$1.40	\$20,331
Assumed annual rent escalation	3.0%	

BUY SCENARIO

	per SF	Amount
Purchase Assumptions:		
Building	\$375	\$5,448,375
Improvements	\$0	\$0
Total	\$375	\$5,448,375
Start-up Costs:		
Borrower cash down payment	10%	\$544,838
Estimated fees on 1st mortgage		\$27,242
Est. appraisal, enviromental, other fees		\$10,000
Total startup costs		\$582,079
Gross Monthly Costs:		
Mortgage payment	\$2.18	\$31,729
Ownership operating costs	\$0.35	\$5,108
Gross monthly cash requirement	\$2.54	\$36,837
Ownership Benefits - excl. appreciation:		
Depreciation tax benefit at 35% tax rate	\$0.22	\$3,260
Approx. monthly principal paydown portion (equity)	\$0.59	\$8,590
Tax benefit on interest deduction at 35% tax rate	\$0.56	\$8,099
Tax benefit on operating costs at 35% tax rate	\$0.12	\$1,788
Lease-out income (net of tax at 35% rate)	\$0.81	\$11,700
Interest on startup cost difference (net of 35% tax)	\$0.00	\$0
	\$2.30	\$33,436
NET COST after ownership benefits excl. appreciation	\$0.23	\$3,401
Est. appreciation benefit, per month:	\$0.31	\$4,540
NET COST after ownership benefits incl. appreciation	-\$0.08	-\$1,139

OWN VS LEASE SCENARIO

GROWTH IN PROPERTY VALUE & OWNER EQUITY:

Assumed building purchase price of	\$5,448,375
Assumed annual appreciation rate of	1.0%
Borrower down payment (10%)	\$544,838

	Property Value	Loan Balance	Owner Equity
Year 5	\$5,726,297	\$4,461,254	\$1,265,043
Year 10	\$6,018,396	\$3,781,903	\$2,236,492
Year 15	\$6,325,394	\$2,869,689	\$3,455,705
Year 20	\$6,648,053	\$1,644,785	\$5,003,268

SBA 504 FINANCING STRUCTURE FOR PURCHASE:

% Source of Funds	Project Amount	Interest Rate	Amortization Assumption	Mo. Payment	Term	
50.0% Bank 1st Trust Deed (a)	\$2,724,188	5.95%	Amortization years	25	\$17,469	25
40.0% SBA 504 2nd Trust Deed - (b)	\$2,179,350	5.86%	Amortization years	25	\$14,260	25
10.0% Borrower cash down	\$544,838					
100.0%	\$5,448,375		Blended payment and interest rate	\$31,729	5.91%	

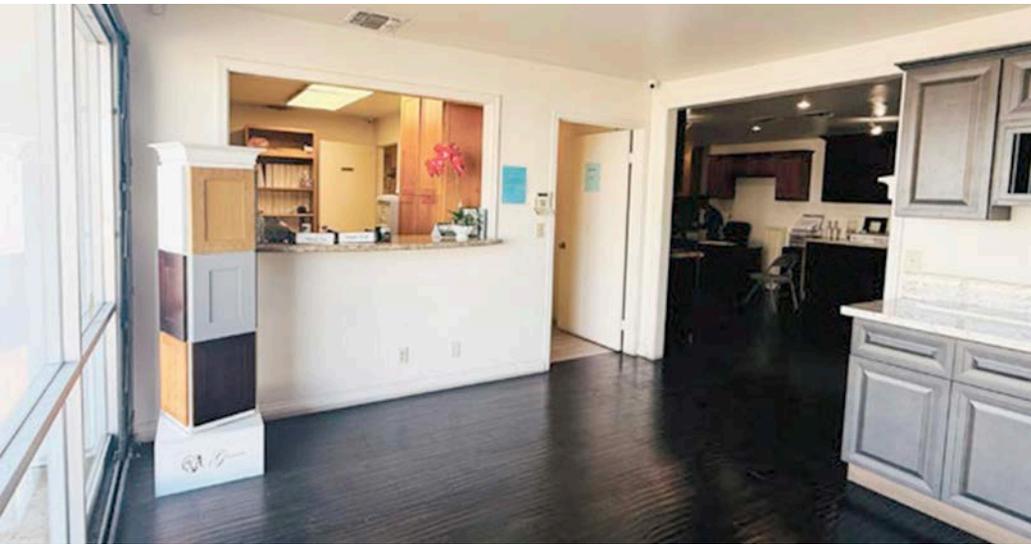
(a) Interest rate and terms are set by the bank, can be fixed or variable and typically range from 15- to 30-year amortizations.

(b) Points + fees on the SBA 504 loan **(2.65% + \$5,500)** are rolled into principal and rounded up. In this example, the 2nd mortgage amount financed would be: \$2,243,000
SBA 504 rate is set at time of loan funding and is set based on 10 year treasury rate plus spread and fees.

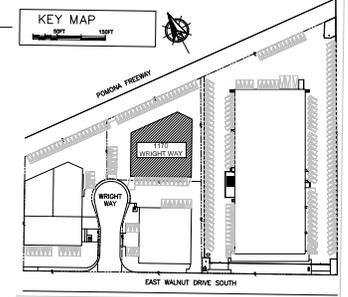
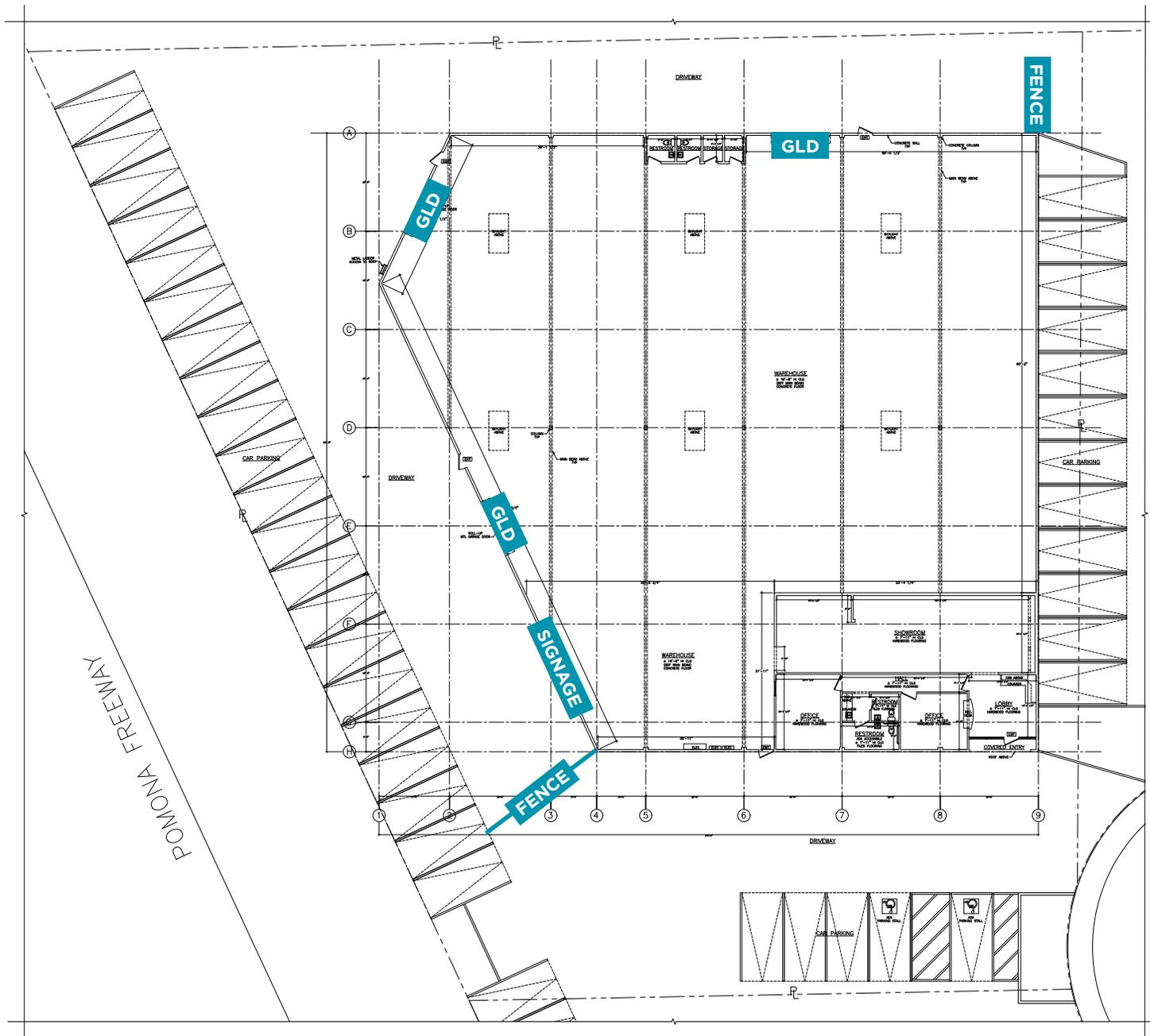
SALE COMPS

Address	Building SF	Land SF	Sale Price	Price PSF	Year Built	
5310 E Hunter Ave. Anaheim, CA 92807	10,376	27,443	\$4,250,000	\$409.60	1981	
18751 E Railroad St. City of Industry, CA 91748	23,899	46,609	\$9,750,000	\$407.97	1976	
421 E Cerritos Ave. Anaheim, CA 92805	14,400	49,658	\$6,425,000	\$446.18	1962	
14575 Firestone Blvd. La Mirada, CA 90638 Freeway Frontage	21,987	50,965	\$9,250,000	\$420.70	1964	
19449 Walnut Dr S. City of Industry, CA 91748	18,703	42,484	\$7,100,000	\$379.62	1975	
507 W Blueridge Ave. Orange, CA 92865	10,192	19,428	\$4,240,000	\$416.01	1975	
1722 E 41st St. Los Angeles, CA 90058	13,522	15,834	\$5,500,000	\$406.74	1989	
1180 Wright Way City of Industry, CA 91748	12,456	30,492	\$5,050,000	\$405.43	1978	
Averages	15,692	35,364		\$411.53	1975	

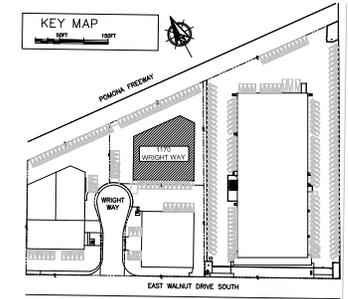
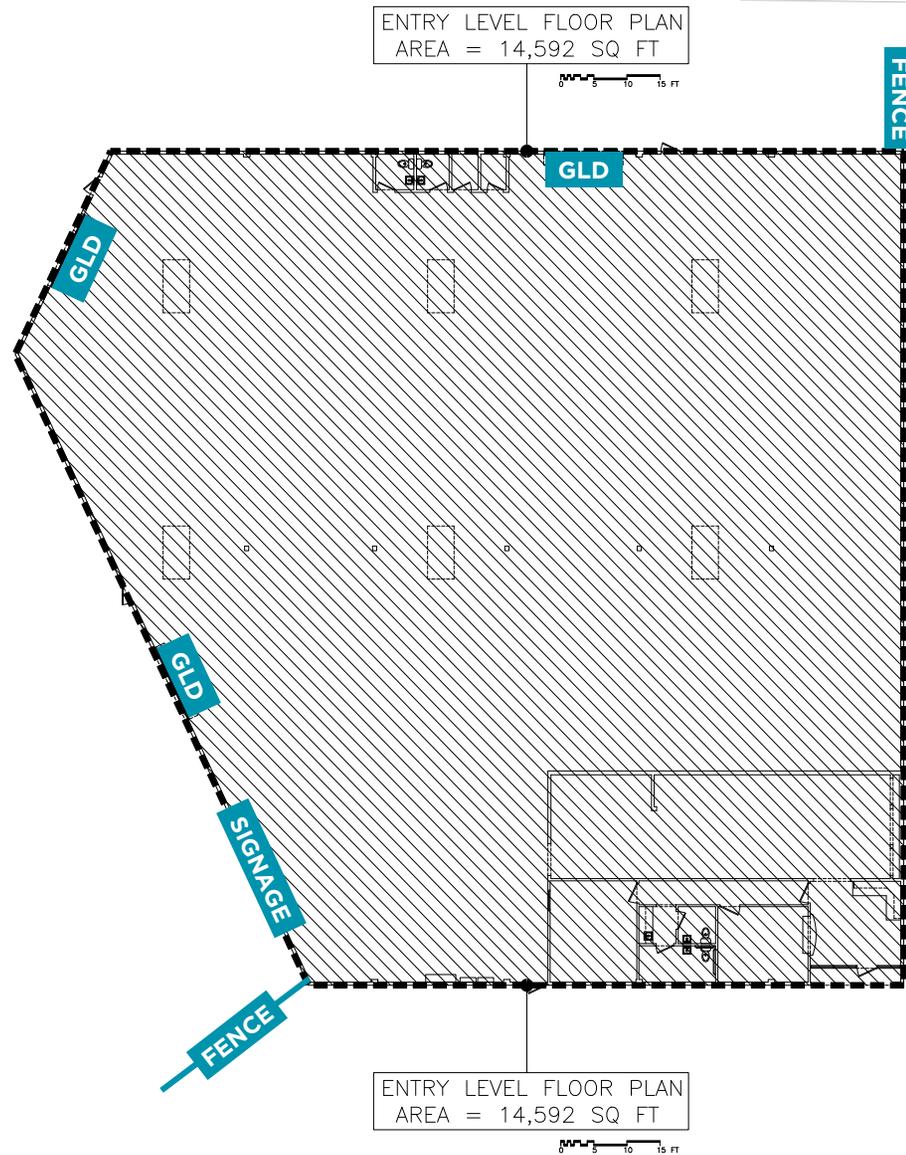
PHOTOS



SITE PLAN



OFFICE FLOOR PLAN



1170 WRIGHT WAY
CITY OF INDUSTRY | CA

LOCATION HIGHLIGHTS



PUBLIC TRANSPORTATION

Commuter Rail
Industry Commuter Rail
(Riverside Line)
7 min | 2.3 mi



AIRPORT

Ontario International Airport
26 min | 19.4 mi

John Wayne Airport
33 min | 25.8 mi

Long Beach Airport
41 min | 31.2 mi

LAX
59 min | 38 mi

1170 WRIGHT WAY
CITY OF INDUSTRY | CA

10 MILES

20 MILES

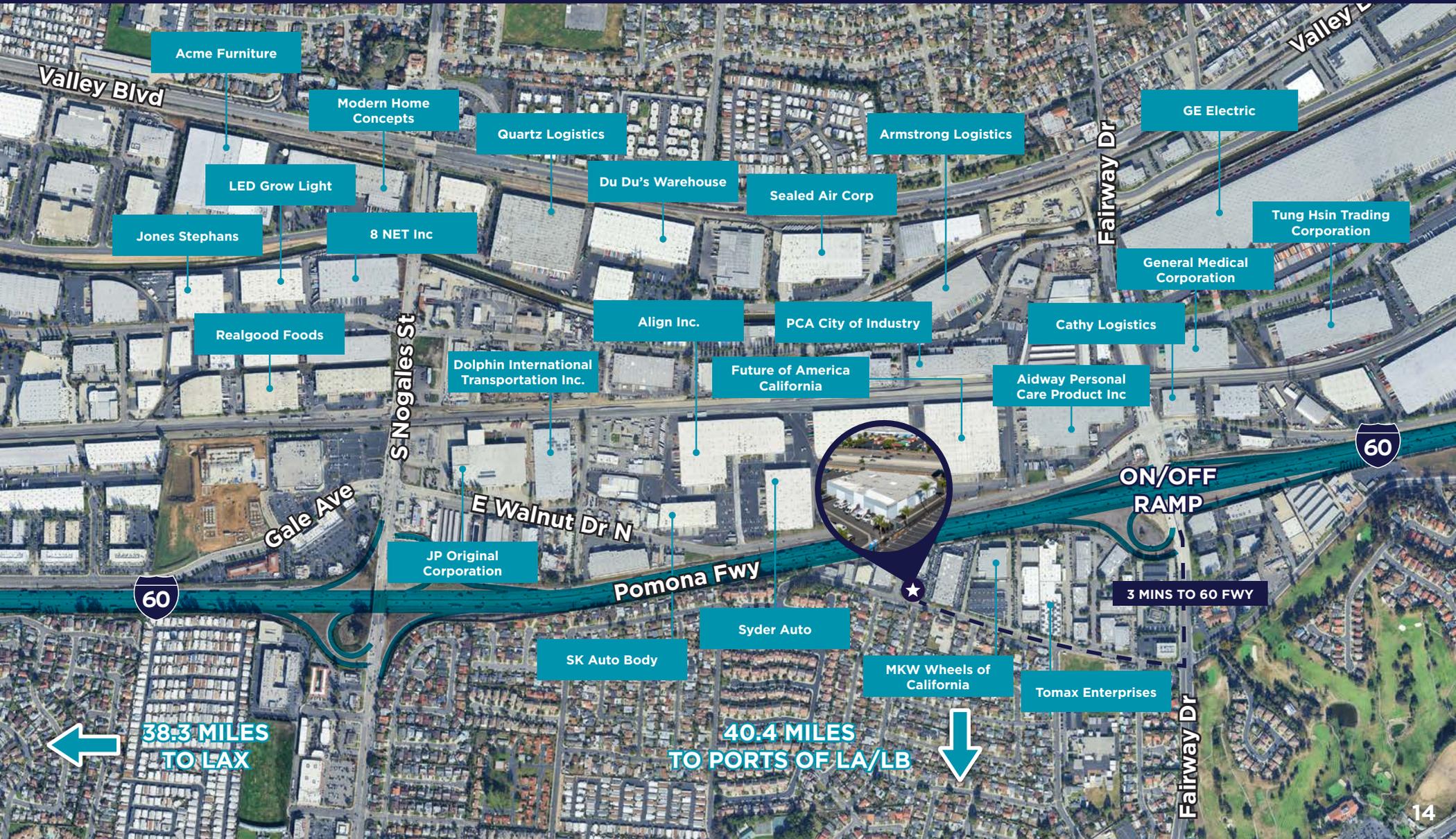
40 MILES



Zip	91748
Submarket	City of Industry
Submarket Cluster	San Gabriel Valley
Location Type	Suburban
Market	Los Angeles (CA)
County	Los Angeles
State	California
CBSA	Los Angeles-Long Beach- Glendale, CADMA Palm Springs, CA
Country	United States



CORPORATE NEIGHBORS MAP



DISCLAIMER

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This Memorandum was prepared on the basis of information available to the Seller and to Cushman & Wakefield, Inc., the Seller's exclusive agent in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

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FREESTANDING ±14,592 SF INDUSTRIAL BUILDING FOR SALE/LEASE

1170 WRIGHT WAY

CITY OF INDUSTRY | CA

CONTACT

CUSHMAN & WAKEFIELD TEAM

Anthony Bergeman  SIOR[®]
Senior Director
+1 310 525 1920
anthony.bergeman@cushwake.com
CA License #01841828

LOCAL MARKET ADVISORS

Charles Johnson II  SIOR[®]
Executive Vice President
562.576.1424
cajohnson@daumcommercial.com
CA License #01817294

Joseph Harmon  SIOR[®]
Senior Vice President
562.695.4512
jharmon@daumcommercial.com
CA License #02049508

Jeff Jiang 江阳
Vice President
562.692.8245
jjiang@daumcommercial.com
CA License #02103623



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