

O F F E R I N G M E M O R A N D U M

FOR SALE

WATCH VIDEO



INDUSTRIAL COMPLEX

645 GIANO AVENUE | CITY OF INDUSTRY, CA 91744

OFFERING MEMORANDUM

Braun International Real Estate (“Agent”) has been engaged as the Exclusive Agent for the sale by the Owner of the Property. The Property is being offered for sale in an “As Is, Where Is” condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

The use of this Offering Memorandum and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This offering memorandum has been prepared to provide summary unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun International Real Estate has not made any investigation and makes no warranty or representation with respect to the income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for Sale at any time and for any reason. Seller and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent.

By accepting this marketing brochure, you agree to release Braun International Real Estate, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

INDUSTRIAL PROPERTY

645 GIANO AVENUE | CITY OF INDUSTRY, CA 91744

INVESTMENT SUMMARY

- Offering Summary
- Investment Highlights
- Property Photos

PROPERTY OVERVIEW

- Location Aerial
- Property Aerial

DEMOGRAPHICS & INCOME PROFILE

- Demographics and Income

SALE INFORMATION

- Sales Terms
- Due Diligence

CONTACT FOR INFORMATION

TODD WOHL

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- Phone: 866.568.6638 x 100
- BraunCo.com

OFFERING SUMMARY

PROPERTY INFORMATION

Property Address	645 Giano Avenue City of Industry, CA 91744
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BUILDING AREA

Building	Office (SF)	Warehouse (SF)	Storage (SF)	Total Area (SF)
Main Building	2,107	32,638	0	34,745
Office Building	864	0	398	1,262
Total / GBA	2,971	32,638	398	36,007
% of GBA	8%	91%	1%	100%

SITE DESCRIPTION

APN	8728-023-031
Total Site Size	61,463 SF
Year Renovated	1968
Number of Stories	1
Doors	6 Total Drive-in Doors 8'wide x 12' high & 1-truck Well
Zoning	Industrial
Construction Class	C
Parking	24 Surface Spaces
Warehouse Clear Height	16' to property section
Loading Dock	One loading dock (Dock-High) with 40' long loading ramp and one
Loading Roll-Up & Overhead Doors	The Main Building has nine, ground level drive-in positions with one 10'x8', six 10'x12', and two 12'x14' roll-up metal doors. The detached office building has one 16' foot long, automatic garage door.
HVAC	AC units provide central air-conditioning and heating to the main office located at the end of the northern section of the Main Building, as well as to the Detached Office Building. The warehouse areas have no heating and cooling.

OFFERING SUMMARY

THE OFFERING

645 Giano Avenue presents a rare opportunity to acquire a freestanding industrial property in the highly sought-after City of Industry submarket. The Main Building is demised with warehouse sections totaling 32,638 SF and 2,107 SF of office areas. It is noted that the configuration of the Main Building can be utilized for multi-tenant occupancy; however, the ownership occupies the entire building. This 61,462 square-foot parcel is designed to accommodate a wide range of industrial and commercial uses. The property's flexible layout and accessibility make it ideal for owner-users or investors seeking a strategically located asset.

The building offers one story of functional space with dock-high loading, 16-foot clear height, and ample on-site parking. Zoned as Industrial, the property allows for diverse industrial operations while benefiting from convenient proximity to major transportation corridors. The combination of utility, location, and accessibility positions this asset as a strong long-term investment.

Located just minutes from the 60 and 605 freeways, 645 Giano Avenue provides excellent regional connectivity within Greater Los Angeles. The property's established industrial setting and adaptable design make it a compelling opportunity in one of Southern California's most active industrial markets.





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WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE





OFFICES OF MAIN BUILDING



OFFICES OF MAIN BUILDING







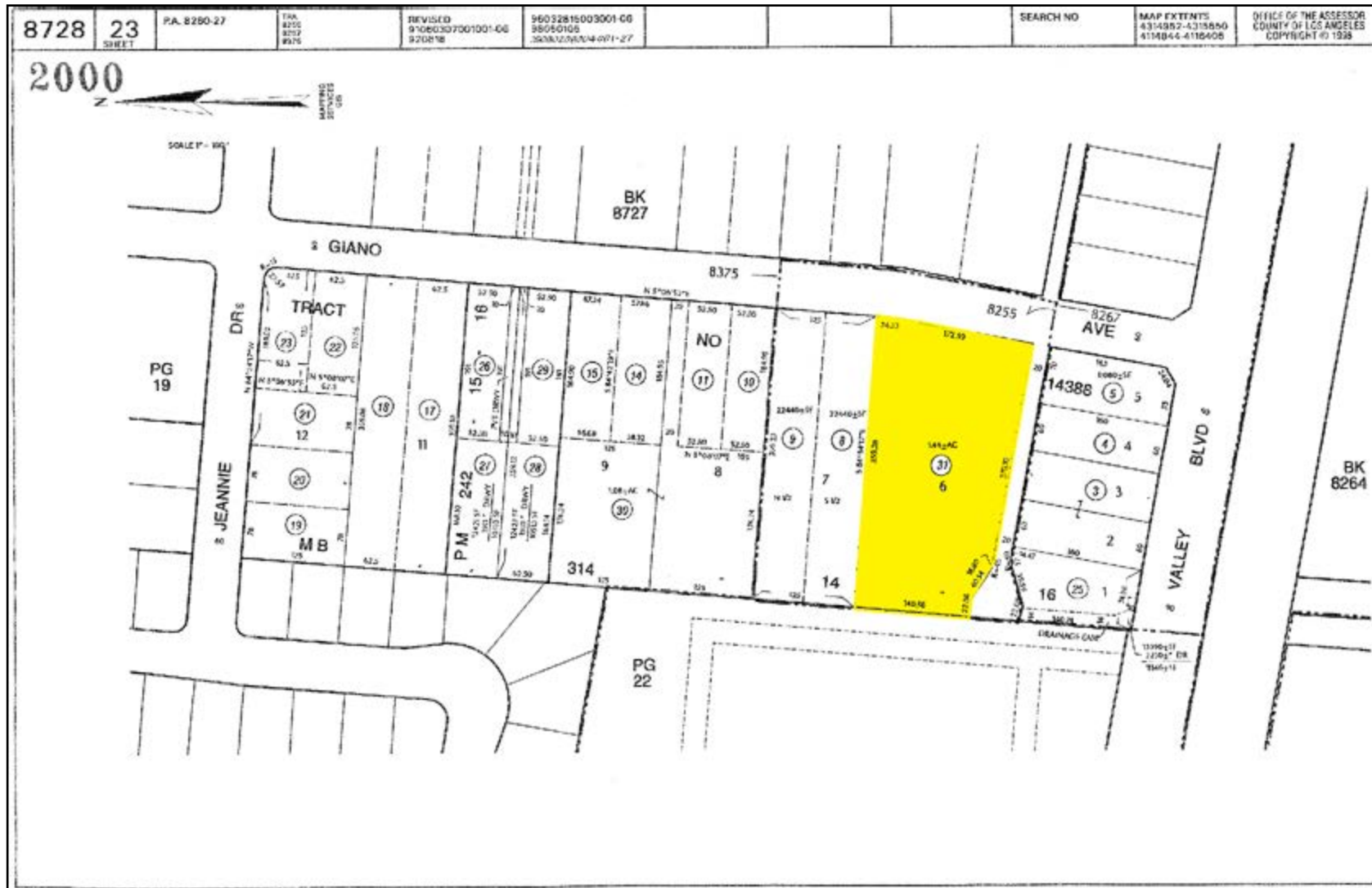








PLAT MAP



BRAUN
INTERNATIONAL REAL ESTATE

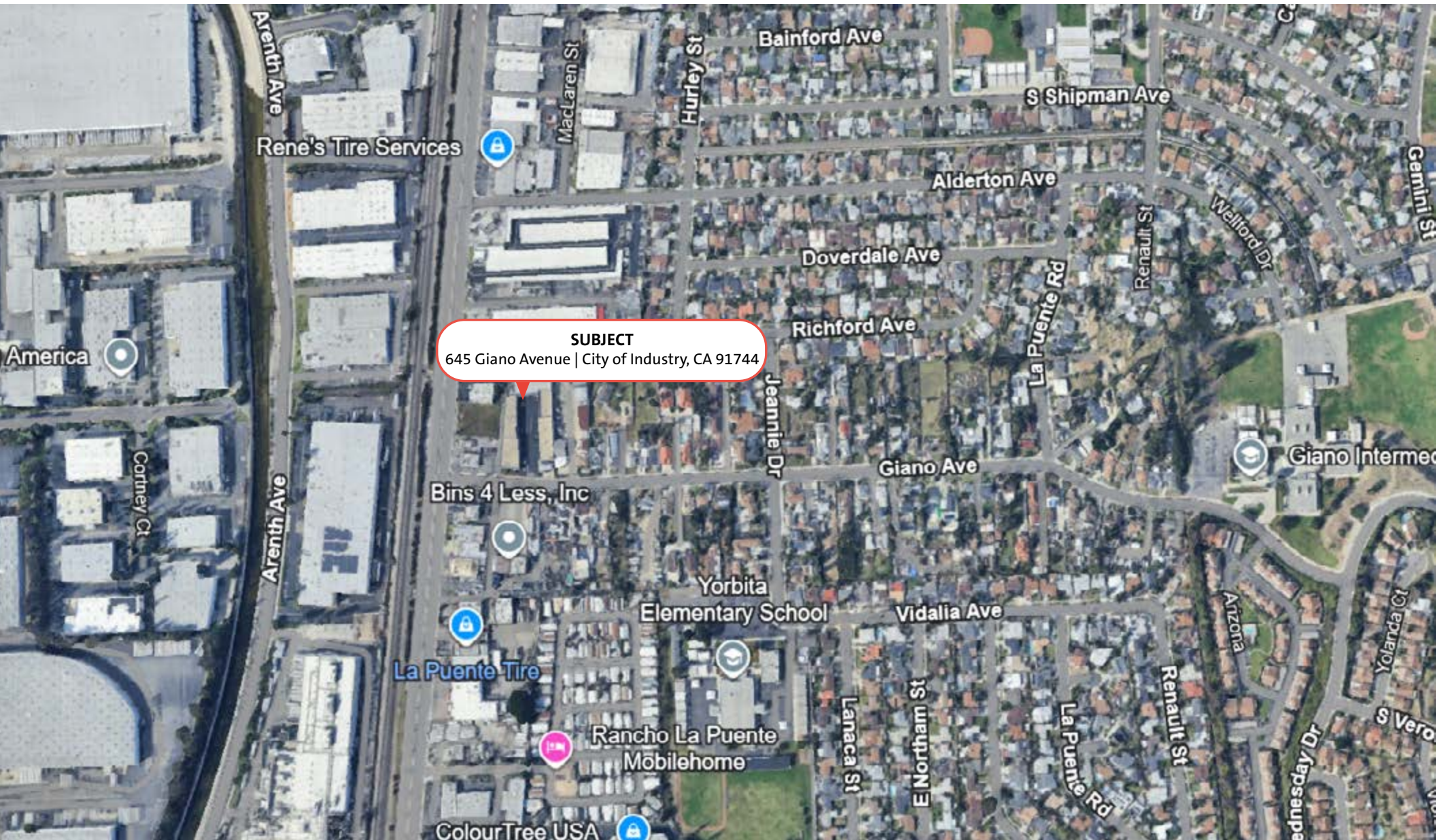


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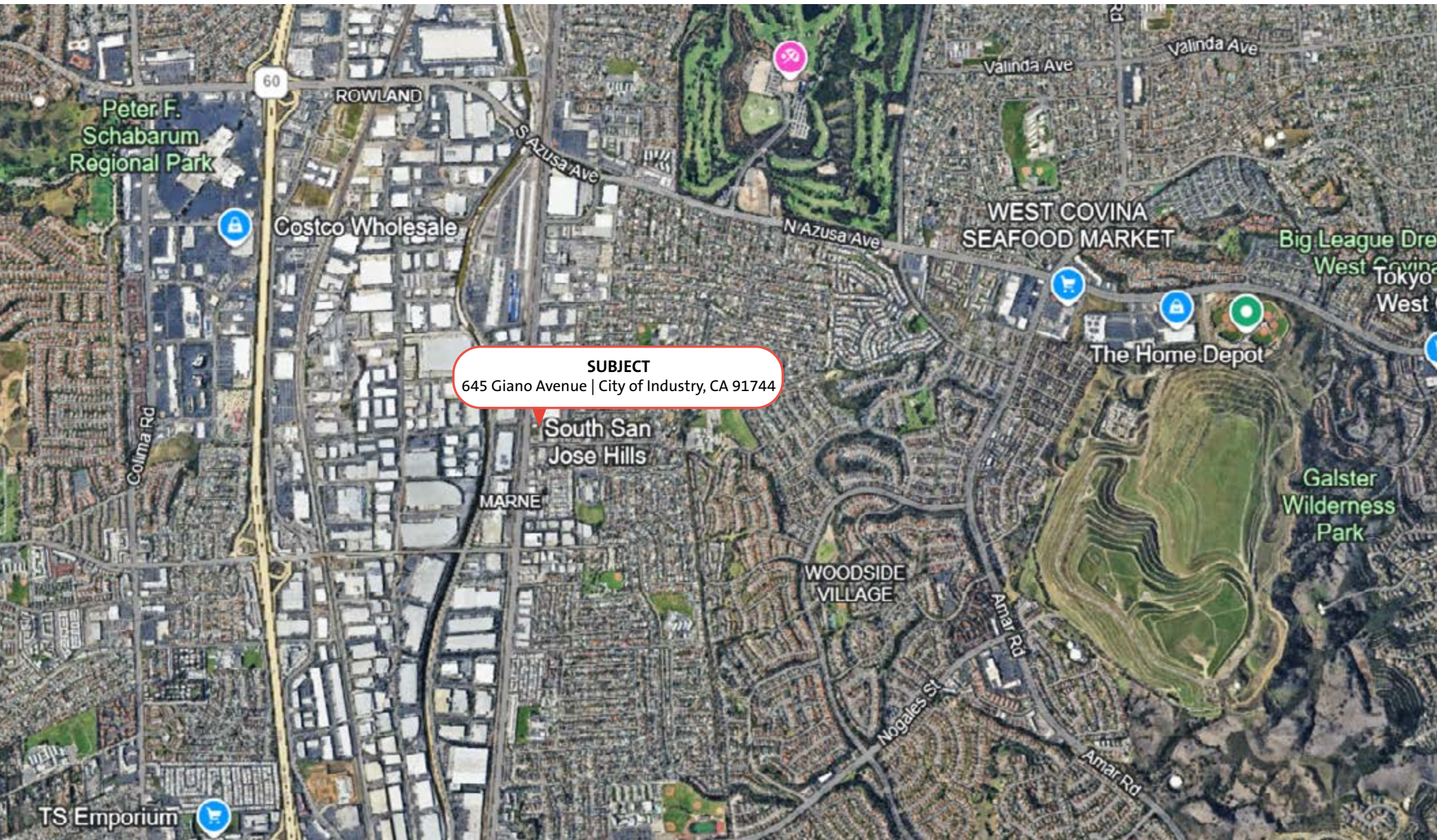
LOCATION AERIAL

645 GIANO AVENUE | CITY OF INDUSTRY, CA 91744



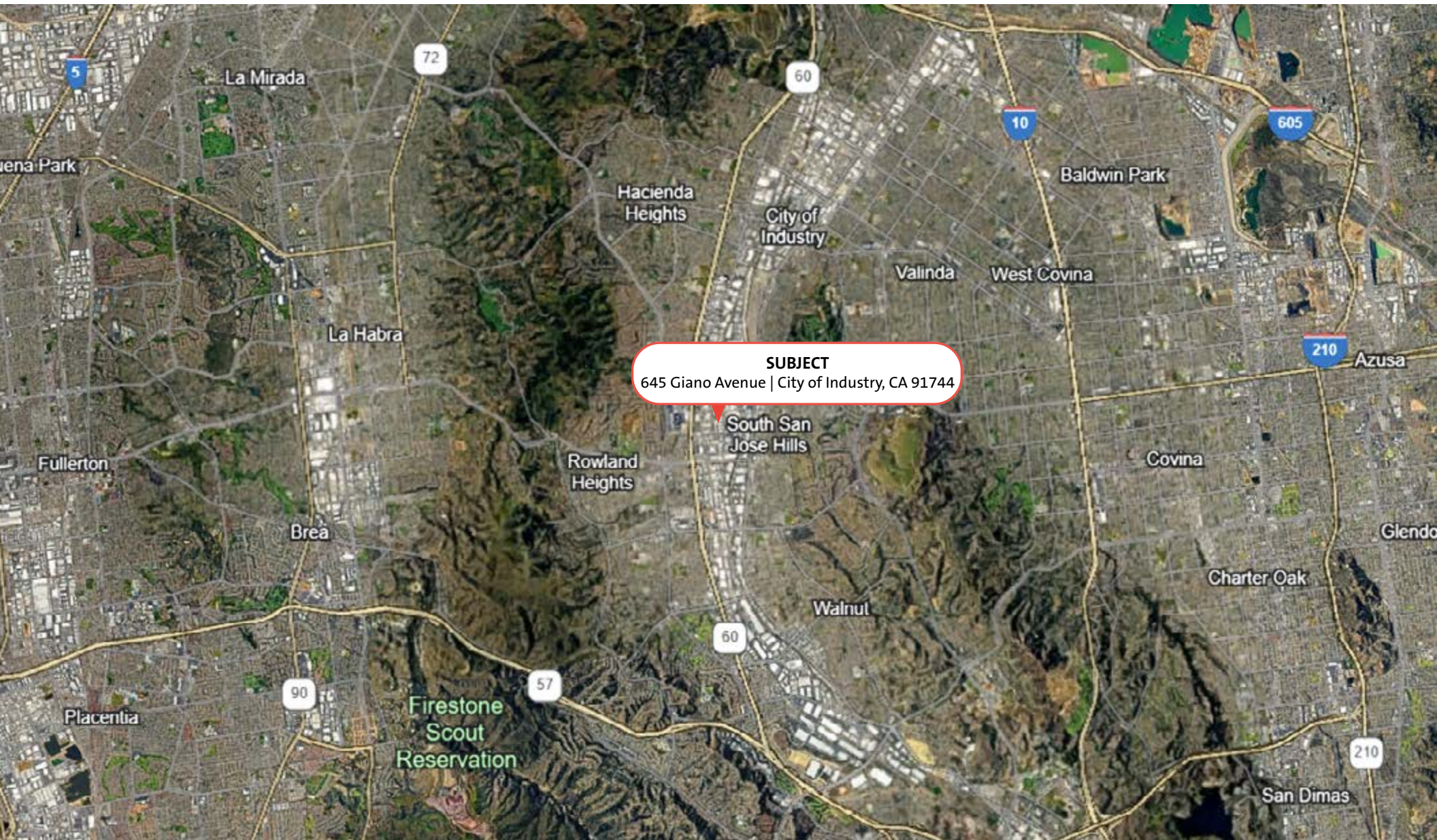
PROPERTY AERIAL

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CITY OF INDUSTRY, CA

The City of Industry, located in the San Gabriel Valley area of Los Angeles County, California, distinguishes itself as a city almost entirely dedicated to industrial and commercial activity. With 92% of its land zoned for industrial use and the remaining 8% for commercial purposes, it serves as a bustling hub for over 3,000 businesses, contributing significantly to the regional economy by providing over 67,000 jobs. This city stands apart from traditional municipalities with its remarkably small residential population, recorded at just 264 residents in the 2020 census, making it one of California's least populous cities. These residents are mainly situated near the Industry Hills Golf Club and Recreation Center, a small neighborhood next to City Hall, or at the El Encanto Healthcare Center, a city-owned nursing home.

Beyond its primary function as an industrial and commercial center, the City of Industry offers a surprising blend of amenities and attractions. For instance, the Workman and Temple Family Homestead Museum provides a glimpse into the region's history, showcasing the historic Workman House and grounds. Shoppers can find retail therapy at the Puente Hills Mall, famously featured in the "Back to the Future" films, while families can enjoy entertainment centers such as SpeedZone Los Angeles and Boomers Los Angeles. Additionally, the Industry Hills Golf Club offers recreational opportunities, complemented by the Industry Hills Expo Center, a community multi-purpose event facility. The city's strategic location near major transportation routes, including freeways, rail lines, airports, and the Ports of Los Angeles and Long Beach, further enhances its appeal as a business-friendly environment.

Occupation

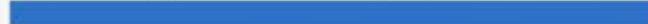
Occupation for the Civilian Employed Population 16 Years and Over

In Industry city, California

Production, transportation, and material moving occupations - 22



Management, business, science and arts occupations - 16



Service occupations - 7



Sales and office occupations - 7



Natural resources, construction, and maintenance occupations - 1



Industry

Industry for the Civilian Employed Population 16 Years and Over

In Industry city, California

Manufacturing - 24.5%



Other services, except public administration - 20.8%



Professional, scientific, and management, and administrative and waste management services - 18.9%



Transportation and warehousing, and utilities - 11.3%



Retail trade - 9.4%



Educational services, and health care and social assistance - 9.4%



Wholesale trade - 3.8%



Agriculture, forestry, fishing and hunting, and mining - 1.9%



SALE TERMS

645 GIANO AVENUE | CITY OF INDUSTRY, CA 91744

- Listing Price \$8,499,000
- The property is sold in as is condition
- Seller will not make any repairs
- Buyer will execute hold harmless addendum
- Buyer to provide proof of funds with offer
- Buyer deposit upon acceptance of offer is 3% of purchase price
- Property and financial information available at BraunCo.com
- Property will be conveyed vacant at close of escrow

- Preliminary Title Report
- Sellers Trust Addendum
- Natural Hazard Report

CONTACT INFORMATION

TODD WOHL

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DISCLAIMER

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