16119-16125 GALE AVE, INDUSTRY

Owner User | Investment

FOR SALE: $6,300,000

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	16119-16125 Gale Ave, Industry
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
APN	8242-016-048
BUILDING SIZE	24,000 SF
LOT SIZE	50,573 SF (1.16 AC)
YEAR BUILT	1984
LOADING	4 GL doors Two (12Wx16H) & 2 (14Wx16H)
PARKING SPACES	43
SALE PRICE	**$6,300,000.00 ($263.00 psf)**
CAP RATE	**6.67%**

16119 - 16125 Gale Avenue offers investors and owner/users a 24,000 SF freestanding industrial building on 1.16 acres in the City of Industry, priced at $6,300,000 ($263/SF), a basis below the property's owner/user value and well under the cost to replace. The 1984 tilt up features 28' clear height, four ground level doors, and 43 parking spaces on a hard corner Gale Avenue site with direct access to the 10, 60, and 605 freeways.

The property is leased to Cupertino Electric, Inc. (CEI), a 70 year old, $1.9 billion electrical engineering and construction firm and a Quanta Services (NYSE: PWR) company, through August 31, 2027, providing stable near-term income with a defined runway to vacancy.

Adding to the flexibility, **the building can be demised into two self contained units**, each with its own offices, restrooms, two ground level doors, and dedicated parking, supporting an owner/user who occupies one half and leases the other, or a two tenant income play. Finally, the property's position within the active Aypa Power (Blackstone) Marici Battery Energy Storage assemblage on Gale Avenue, where adjacent parcels traded at $449 to $478/SF.

- **In place income through August 2027** — leased to Cupertino Electric, Inc. (CEI), one of the largest electrical engineering and construction firms in the U.S. ($1.9B revenue, 70 plus years in business), providing immediate cash flow with a clear path to occupancy or repositioning at lease end.
- **Divisible into two self contained units** — the building can be demised into two sides, each with offices, restrooms, two ground level doors, and separate parking, enabling an owner/user to occupy one side and lease the other, or a two tenant income strategy.
- **28' clear height** — above the 1984 vintage and superior to most competing small format Industry product, supporting modern racking, manufacturing, and distribution uses.
- **Functional loading** — four ground level doors (two 12'W×16'H, two 14'W×16'H) with strong truck circulation and 43 surface parking spaces.
- **Hard corner Gale Avenue** frontage in the City of Industry, one of Southern California's premier infill industrial submarkets, with great access to I-10, SR-60 and I-605.

TENANT OVERVIEW

COMPANY:	Cupertino Electric Company
FOUNDED:	1954 Cupertino, CA
LOCATIONS:	Major offices in San Jose, San Francisco and Whittier
TOTAL REVENUE:	$1.9 Billion
NET INCOME:	Not publicly available
NET WORTH:	Not publicly available
LEASE RATE:	$42,000 / mo ($1.75/PSF/mo) Gross
HEADQUARTERS:	1132 North Seventh Street, San Jose, CA
WEBSITE:	cei.com

TENANT HIGHLIGHTS

- Founded in 1954; 70+ years delivering complex electrical engineering and construction projects.
- One of the largest specialty contractors in the U.S., with ~$1.9 billion in annual revenue.
- Became a Quanta Services (NYSE: PWR) company in 2024, adding the backing of a Fortune 500 infrastructure leader.
- Specializes in mission-critical work — data centers, renewable energy, and commercial projects for marquee Silicon Valley and national clients.
- Major offices in San Jose (HQ), San Francisco, and Whittier; 3,800+ employees building projects nationwide.

LEASE NOTES

Lease Expiration date: August 31,2027.
Option 1: Four months
Option 2: Three months

RENT SCHEDULE

DATE	MONTHLY GROSS RENT	PSF/MO
1/1/2026 -12/31/2026	$42,000.00	$1.75 G
1/1/2027 - 8/31/2027	$43,355.00	$1.81 G
OPTION 1: 9/1/2027 - 12/31/2027	$44,342.00	$1.85 G
OPTION 2 1/1/2028 - 3/31/2028	$44,342.00	$1.85 G

ESTIMATED OPERATING EXPENSES

EXPENSE	ANNUAL	MONTHLY	MONTHLY
TAXES	$70,875.00	$5,906.25	$0.246
INSURANCE	$10,000.00	$833.33	$0.035
MAINTENANCE	$2,880.00	$240.00	$0.010
TOTALS	**$83,755.00**	**$6,979.58**	**$0.291**


10
LA PUENTE
N
INDUSTRY
GALE AVE
SITE
13,385 ATC
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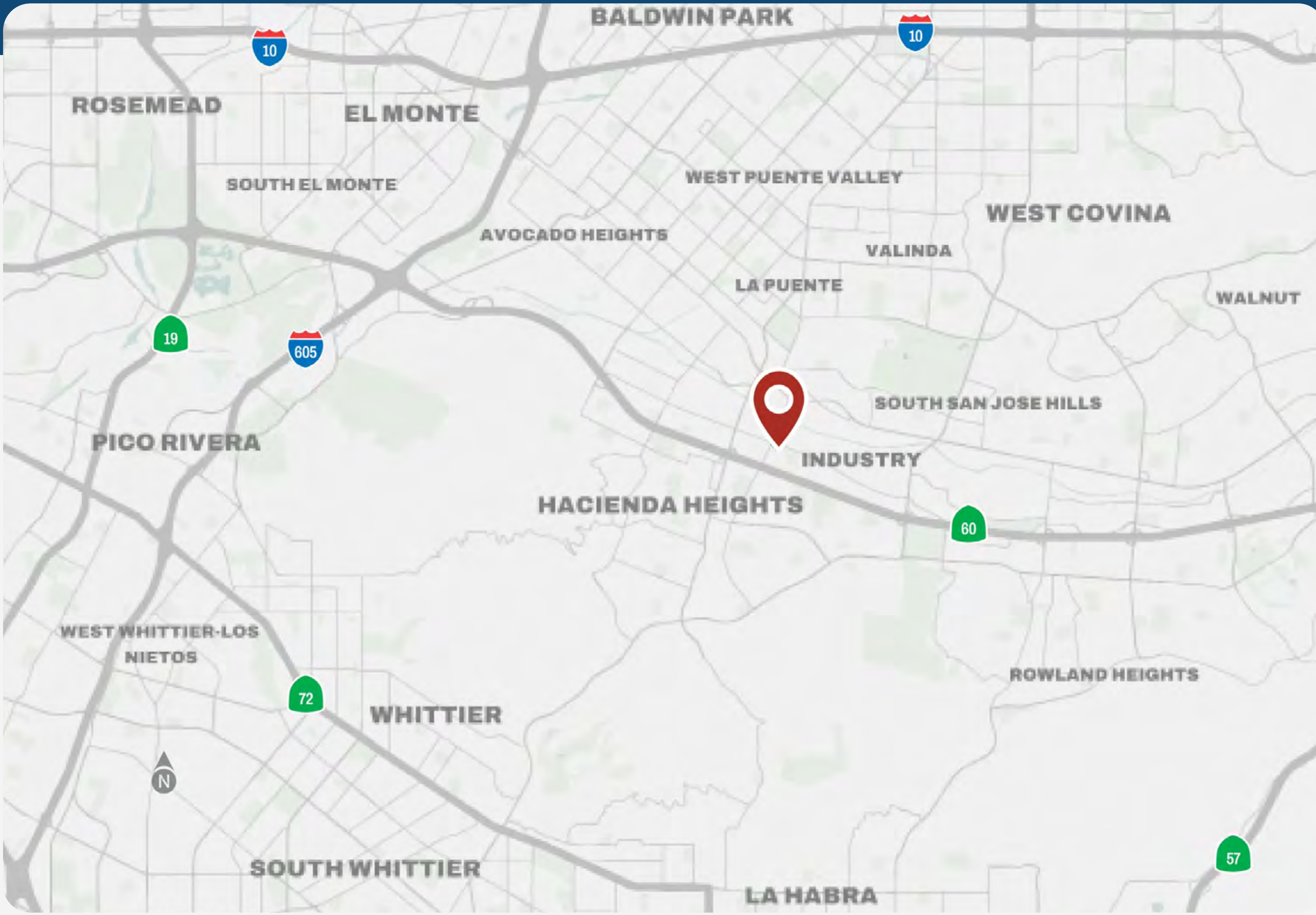
GALE AVE
26,506 ATC
BARFORD AVE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AVOCADO HEIGHTS
VALINDA
LA PUENTE
WALNUT
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SOUTH SAN JOSE HILLS
INDUSTRY
PICO RIVERA
HACIENDA HEIGHTS
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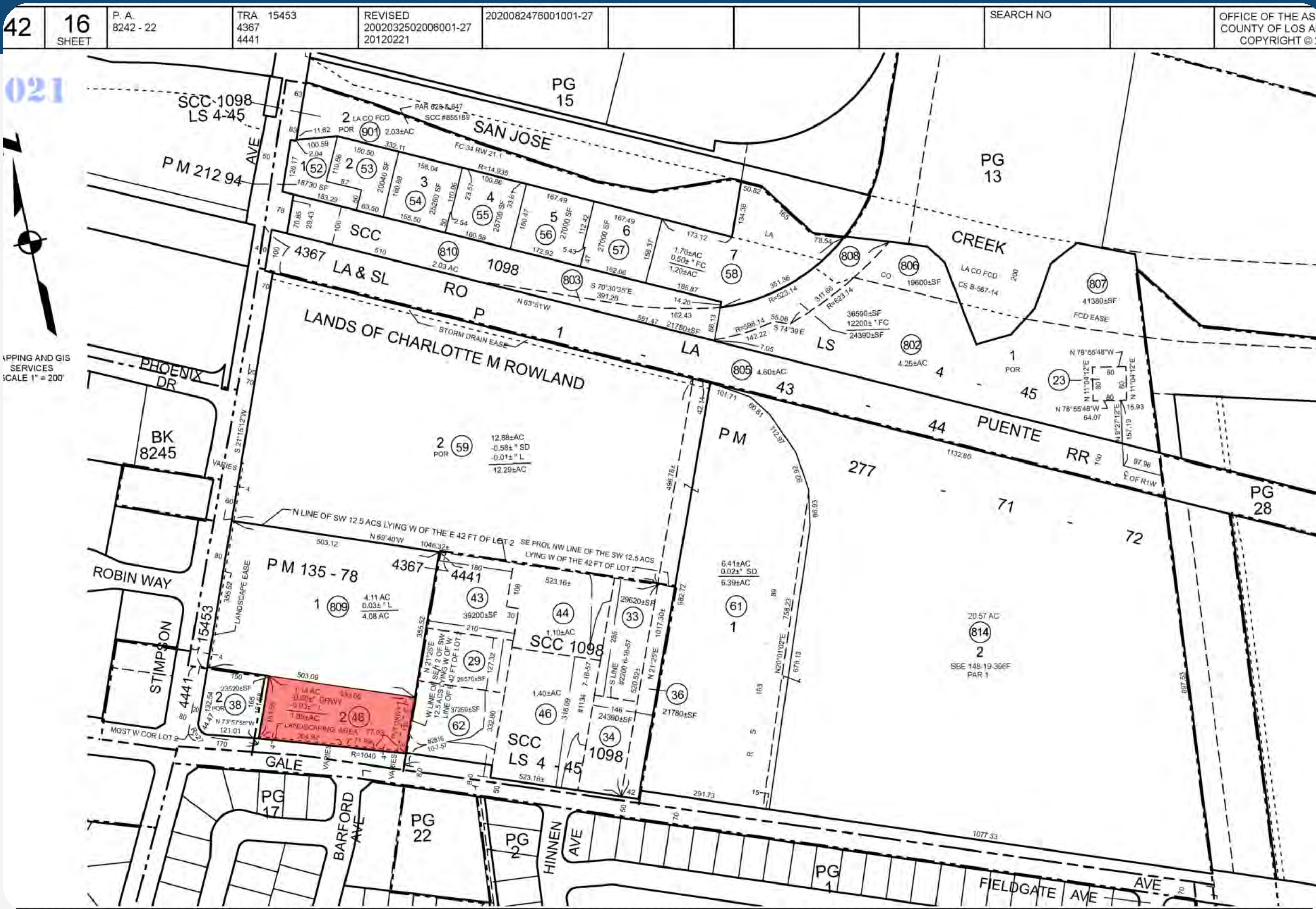

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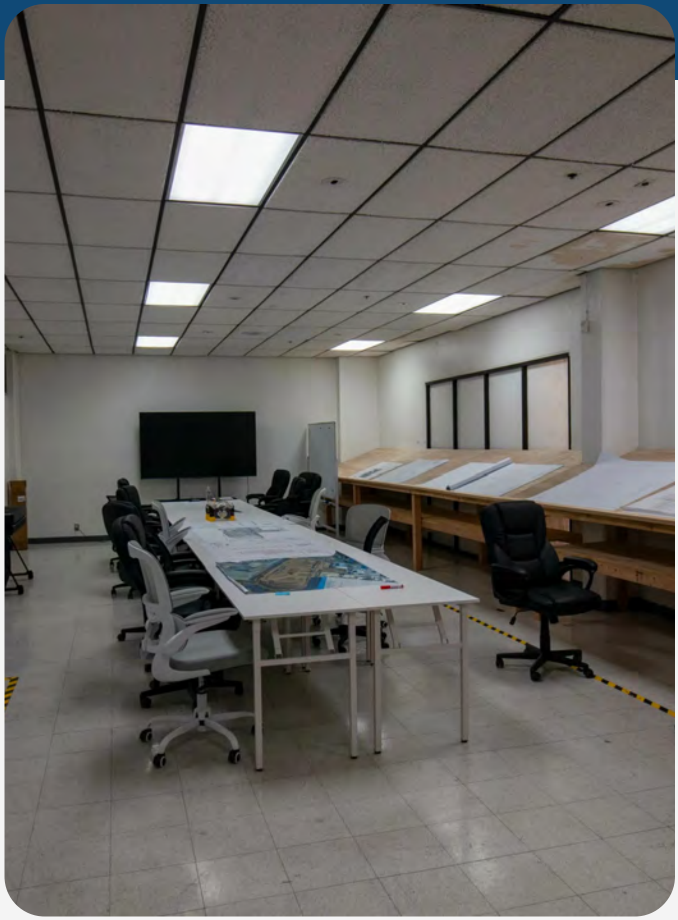
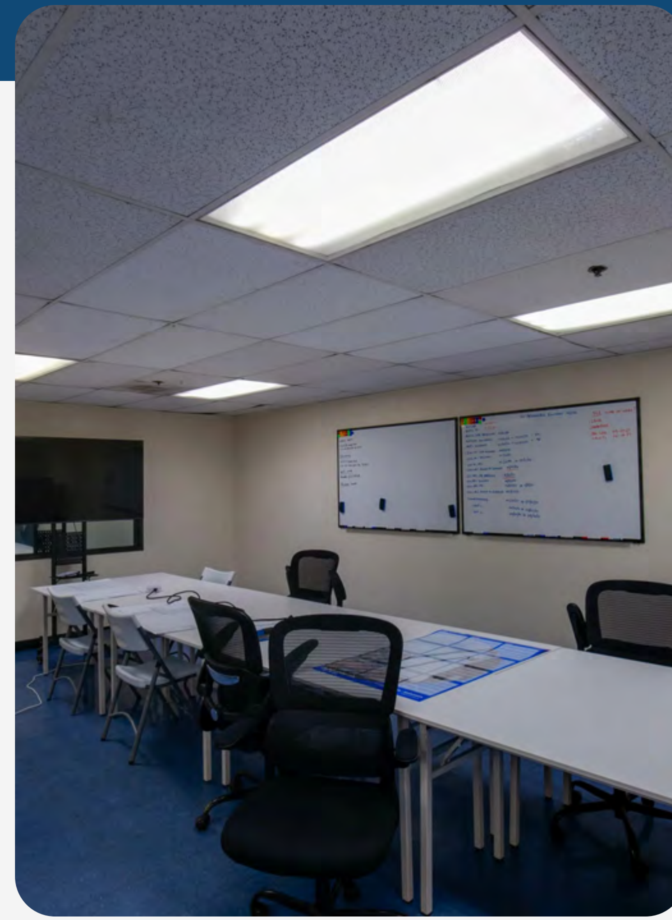
GALE
BARFORD AVE
HINNEN AVE
FIELDGATE AVE
PG 17
PG 22
PG 2
PG 1
APPING AND GIS
SERVICES
SCALE 1" = 200'
N LINE OF SW 12.5 ACS LYING W OF THE E 42 FT OF LOT 2
SE PROL NW LINE OF THE SW 12.5 ACS LYING W OF THE 42 FT OF LOT 2
MOST W COR LOT 2
LANDSCAPE EASE
LANDSCAPING AREA
20.57 AC
SBE 148-19-366F
PAR 1
12.88±AC
12.29±AC
6.41±AC
6.39±AC
4.11 AC
4.08 AC
4.60±AC
4.25±AC


PHILLIPS



PHOTOS



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16125 Gale Avenue | City of Industry, CA | 91745

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