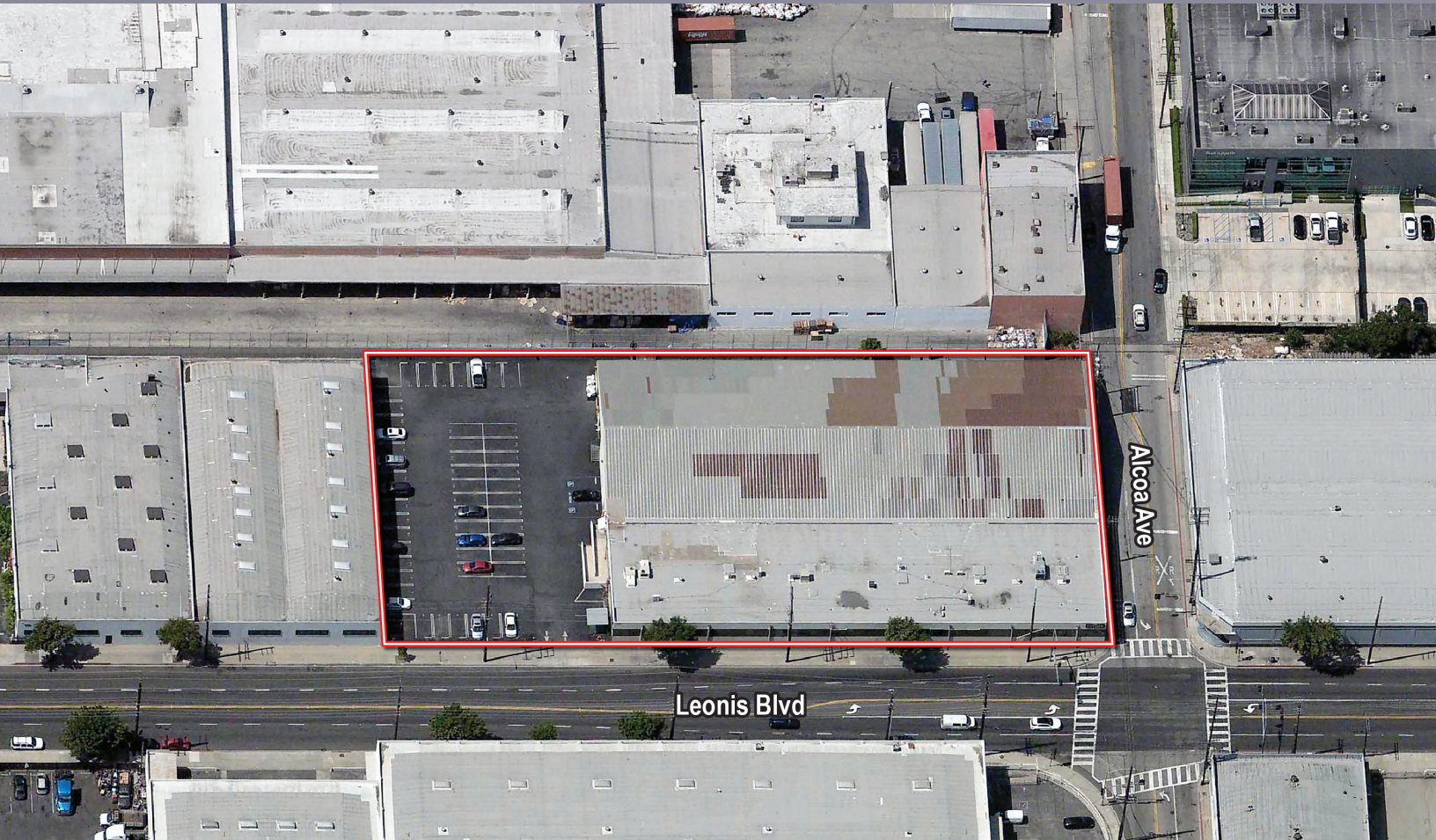


FOR SALE

LEASED INVESTMENT

44,460 SF

3251 Leonis Blvd, Vernon



PROPERTY FEATURES

- 44,460 SF WAREHOUSE
- 69,260 SF LAND
- 6,976 SF OFFICE
- 14' WAREHOUSE CLEARANCE
- 4 DOCK HIGH DOORS
- 56 PARKING SPACES
- 800 AMPS

INVESTMENT DETAILS

SALE PRICE: \$14,000,000 (\$315 PSF)
NET ANNUAL INCOME: \$600,000
CAP RATE: 4.29%
LEASE TERM: THREE (3) YEARS



BRIAN MCLOUGHLIN
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Voit
REAL ESTATE SERVICES

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TENANT INFO:

PJY, Inc. d.b.a. Intimo Industry was founded in 2003 and has become one of the most innovative seamless manufacturers in North America to serve the needs of an ever-changing apparel industry.

Intimo Industry stands to be a "Novelty Seamless Leader," offering uniquely designed seamless garments for comfortable, fashionable apparel, and reasonable value. We conduct all the possible research and development, using what seamless knitting technology can offer to apparel buyers and end consumers.

Intimo provides clients:

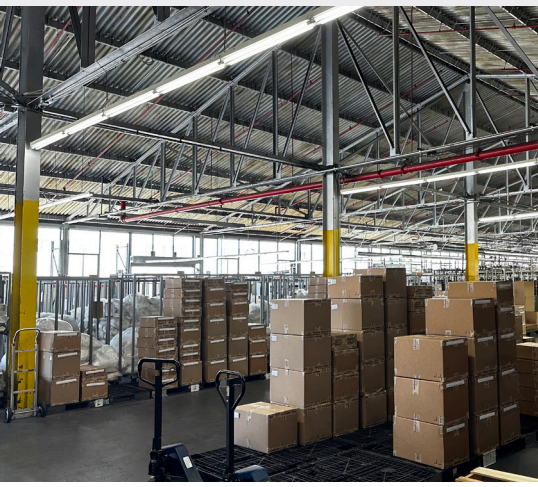
Circular knitting - Sophisticated Italian seamless machine "Santoni" knits seamless tubular body-sized garments for greater comfort. Producing a wide variety of stitch options such as fishnet holes, intarsia, rib, cinching, pleating and textured jacquards are made possible by fully computerized pattern technology. The versatility of this advanced technology gives the option to use each stitch separately or combine them in one garment.

Warp knitting - Imported warp knits from Italy are completely seamless. Warp knits offer greater comfort, better stretch and drape. Intricate lace details can be more precise, with lighter weights and various hem finishes. High tenacity yarn is used to resist wear and torsion.

LEASE INFORMATION:

<u>YEAR</u>	<u>BASE RENT PSF</u>	<u>MONTHLY RENTAL INCOME</u>	<u>YEARLY RENTAL INCOME</u>
October 1, 2024 - September 30, 2025	\$1.12 NNN	\$50,000.00	\$600,000.00
October 1, 2025 - September 30, 2026	\$1.16 NNN	\$51,500.00	\$618,000.00
October 1, 2026 - September 30, 2027	\$1.19 NNN	\$53,045.00	\$636,540.00

No Option to Extend



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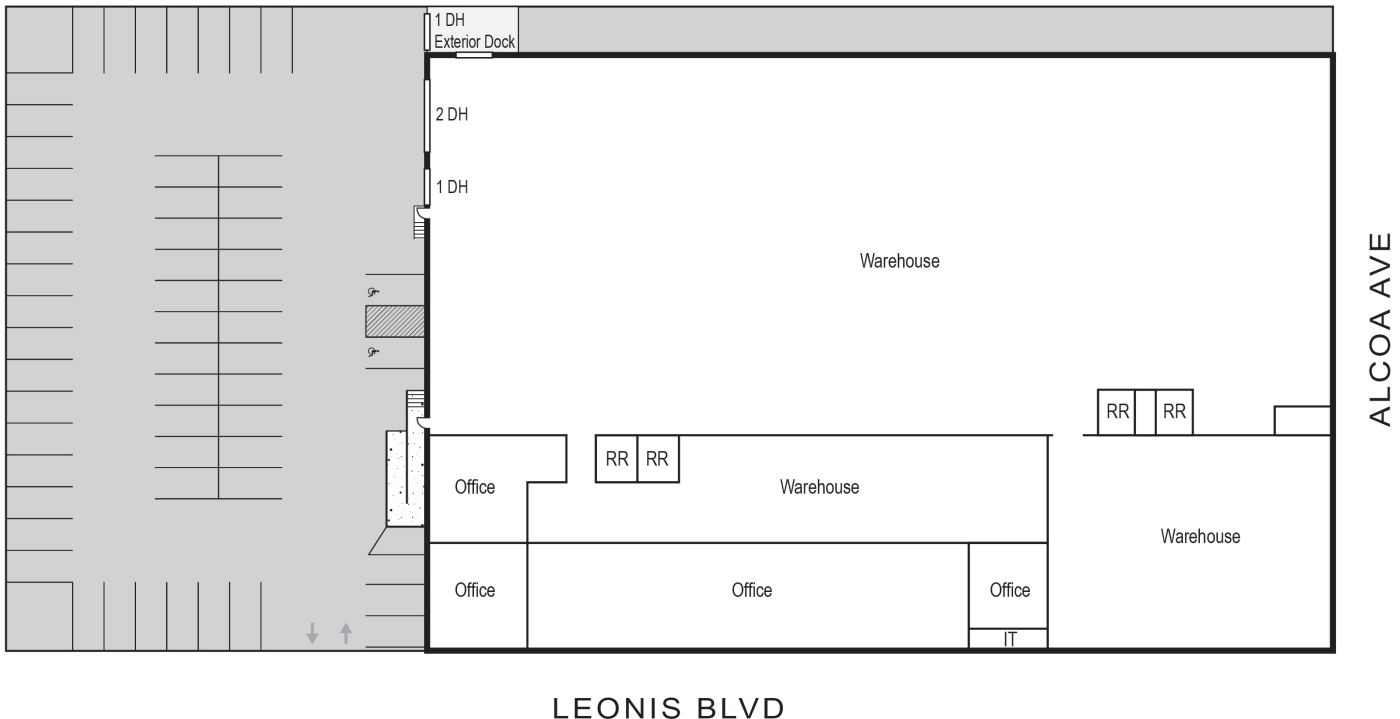
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