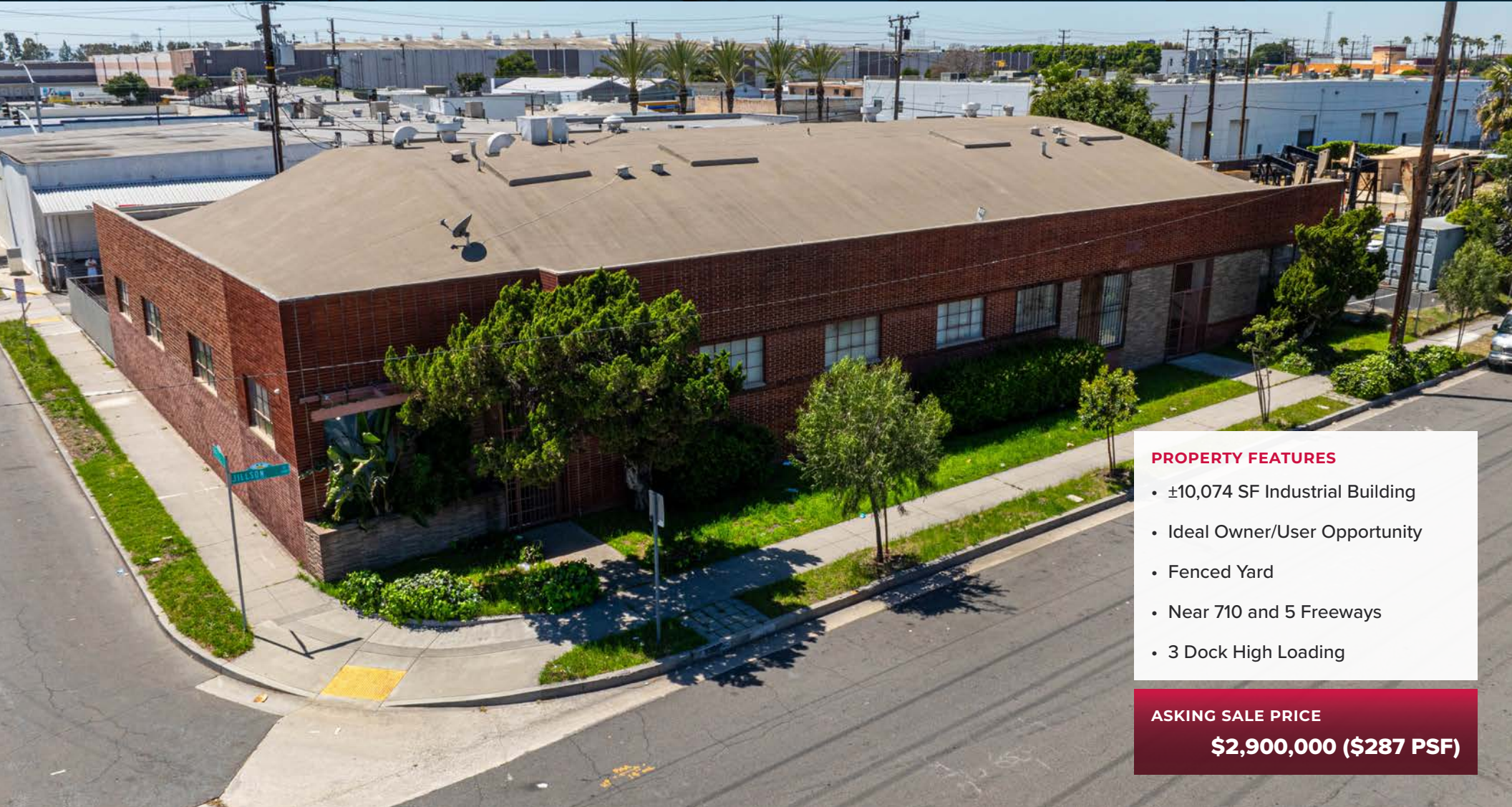


# ±10,074 SF INDUSTRIAL BUILDING FOR SALE

5346 Jillson St, Commerce, CA 90040



## PROPERTY FEATURES

- ±10,074 SF Industrial Building
- Ideal Owner/User Opportunity
- Fenced Yard
- Near 710 and 5 Freeways
- 3 Dock High Loading

## ASKING SALE PRICE

**\$2,900,000 (\$287 PSF)**

### Jeff Hubbard

Senior VP, Principal | LIC NO 00982290  
jhubbard@lee-associates.com  
323.767.2037

### Garrett Hill

Associate | LIC NO 02125818  
ghill@lee-associates.com  
323.767.2092

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Buyer should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC, floor load. Buyer should obtain business license and confirm zoning and use prior to purchase.

# ±10,074 SF INDUSTRIAL BUILDING FOR SALE

**5346 Jillson St, Commerce, CA 90040**

**PROPOSED SBA 504 LOAN STRUCTURE**

**\$2.9MM TOTAL PURCHASE PRICE**



BUILDING ACQUISITION	\$2,900,000
SBA/CDC FEES	\$31,000
<b>TOTAL PROJECT COST</b>	<b>\$2,931,000</b>

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT
Bank	50%	\$1,450,000	6.35%	10 Years 25 Yr. Amort.	1 <sup>st</sup> Deed	\$9,655
SBA 504 LOAN	40%	\$1,191,000	5.76% Sep '24	25 Years Full Amort.	2 <sup>nd</sup> Deed	\$7,501
BORROWER	10%	\$290,000				
<b>TOTAL</b>	<b>100%</b>	<b>\$2,931,000</b>				<b>\$17,156</b>

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Rate is FIXED at the time of the debenture sale.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a free prequalification for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Lisa Matta**  
951-400-2213 / [Lisa@bfcfunding.com](mailto:Lisa@bfcfunding.com)

Prepared on 5/2/2024

**Jeff Hubbard**  
Senior VP, Principal | LIC NO 00982290  
[jhubbard@lee-associates.com](mailto:jhubbard@lee-associates.com)  
323.767.2037

**Garrett Hill**  
Associate | LIC NO 02125818  
[ghill@lee-associates.com](mailto:ghill@lee-associates.com)  
323.767.2092

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Buyer should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC, floor load. Buyer should obtain business license and confirm zoning and use prior to purchase.

# OFFERING MEMORANDUM

## ±10,074 SF INDUSTRIAL BUILDING FOR SALE

5346 Jillson St, Commerce, CA 90040

PROPERTY PHOTOS



### Jeff Hubbard

Senior VP, Principal | LIC NO 00982290  
jhubbard@lee-associates.com  
323.767.2037

### Garrett Hill

Associate | LIC NO 02125818  
ghill@lee-associates.com  
323.767.2092

Lee & Associates | Los Angeles Central  
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Buyer should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC, floor load. Buyer should obtain business license and confirm zoning and use prior to purchase.

**LEE-ASSOCIATES.COM**  
CORP ID 01125429

# OFFERING MEMORANDUM

## ±10,074 SF INDUSTRIAL BUILDING FOR SALE

5346 Jillson St, Commerce, CA 90040

PROPERTY PHOTOS



### Jeff Hubbard

Senior VP, Principal | LIC NO 00982290  
jhubbard@lee-associates.com  
323.767.2037

### Garrett Hill

Associate | LIC NO 02125818  
ghill@lee-associates.com  
323.767.2092

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

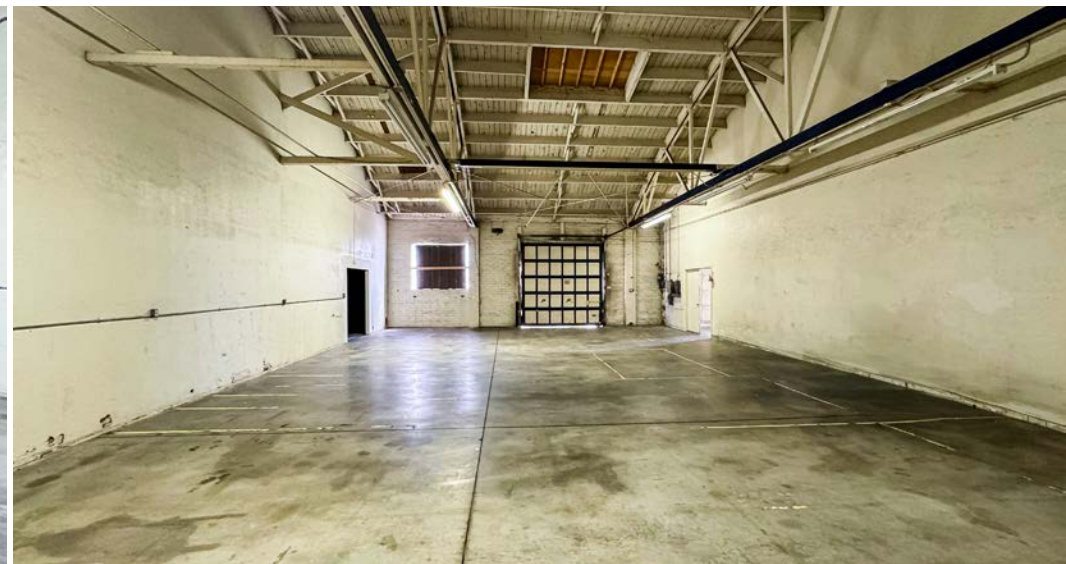
Buyer should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC, floor load. Buyer should obtain business license and confirm zoning and use prior to purchase.

# OFFERING MEMORANDUM

## ±10,074 SF INDUSTRIAL BUILDING FOR SALE

5346 Jillson St, Commerce, CA 90040

PROPERTY PHOTOS



### Jeff Hubbard

Senior VP, Principal | LIC NO 00982290  
jhubbard@lee-associates.com  
323.767.2037

### Garrett Hill

Associate | LIC NO 02125818  
ghill@lee-associates.com  
323.767.2092

Lee & Associates | Los Angeles Central  
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Buyer should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC, floor load. Buyer should obtain business license and confirm zoning and use prior to purchase.

**LEE-ASSOCIATES.COM**  
CORP ID 01125429

# OFFERING MEMORANDUM

## ±10,074 SF INDUSTRIAL BUILDING FOR SALE

5346 Jillson St, Commerce, CA 90040

PROPERTY PHOTOS



### Jeff Hubbard

Senior VP, Principal | LIC NO 00982290  
jhubbard@lee-associates.com  
323.767.2037

### Garrett Hill

Associate | LIC NO 02125818  
ghill@lee-associates.com  
323.767.2092

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Buyer should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC, floor load. Buyer should obtain business license and confirm zoning and use prior to purchase.

# OFFERING MEMORANDUM

## ±10,074 SF INDUSTRIAL BUILDING FOR SALE

5346 Jillson St, Commerce, CA 90040

PROPERTY AERIALS



### Jeff Hubbard

Senior VP, Principal | LIC NO 00982290  
jhubbard@lee-associates.com  
323.767.2037

### Garrett Hill

Associate | LIC NO 02125818  
ghill@lee-associates.com  
323.767.2092

Lee & Associates | Los Angeles Central  
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

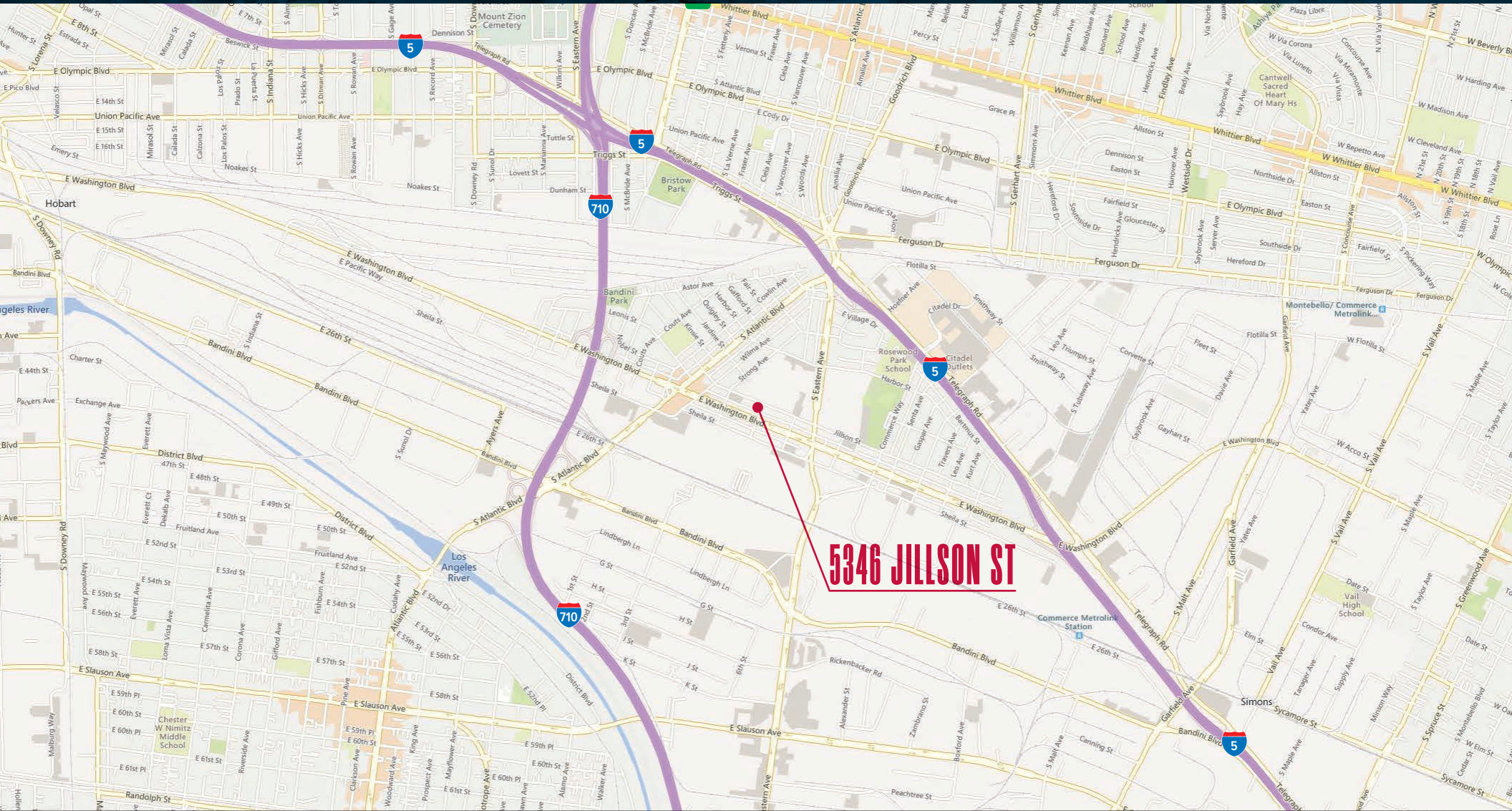
Buyer should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC, floor load. Buyer should obtain business license and confirm zoning and use prior to purchase.

**LEE-ASSOCIATES.COM**  
CORP ID 01125429

# ±10,074 SF INDUSTRIAL BUILDING FOR SALE

## 5346 Jillson St, Commerce, CA 90040

LOCATION MAP



**5346 JILLSON ST**

**Jeff Hubbard**  
Senior VP, Principal | LIC NO 00982290  
jhubbard@lee-associates.com  
323.767.2037

**Garrett Hill**  
Associate | LIC NO 02125818  
ghill@lee-associates.com  
323.767.2092

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Buyer should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC, floor load. Buyer should obtain business license and confirm zoning and use prior to purchase.