

- **Single-Tenant Industrial Investment Opportunity**
- **20,004 SF / 100% Leased**
- **4-Year WALT: Lease Runs Through 10/31/29**



15503  
Blackburn Avenue

NORWALK, CA

NEWMARK

# The Offering

**Newmark is pleased to present the opportunity to acquire 15503 Blackburn Avenue, Norwalk, California ("Property"), a freestanding single-tenant industrial building located in the heart of the desirable Los Angeles County Industrial Submarket known as the "Mid-Cities" due to its central location.**

Built in 1977, the Blackburn Avenue Property consists of a 20,004 square foot building and is situated on 1.1 acres (47,941 square feet) of land area. The Property has unparalleled access throughout the Los Angeles Basin via I-5, I-605 and SR 91. The Property is equipped with 2,201 square feet of functional office area (newly constructed 2019), 18' warehouse ceiling clearance, grade level loading, and features unique dock-high loading capability for a building of its size, with four (4) "true" dock-high loading positions. The Property also offers a large secured fenced yard.

15503 Blackburn Avenue is 100% leased to Miner, LTD with approximately 4 years of remaining lease term and 4.0% annual contractual rent escalations, providing investors secure and appreciating income with embedded upside potential within one of the strongest, supply-constrained markets in the country.

## Investment Snapshot

**20,004 SF**  
Total Building Area

**1.1 AC**  
Total Land Area

**1977**  
Year Built

**100%**  
Occupancy

**1**  
Tenant

**11%**  
Total Office Area

**18'**  
Clear Height

**4 Years**  
Remaining  
Lease Term

**\$1.716 NNN**  
Current In-Place Rent  
(\$/SF/Mo)



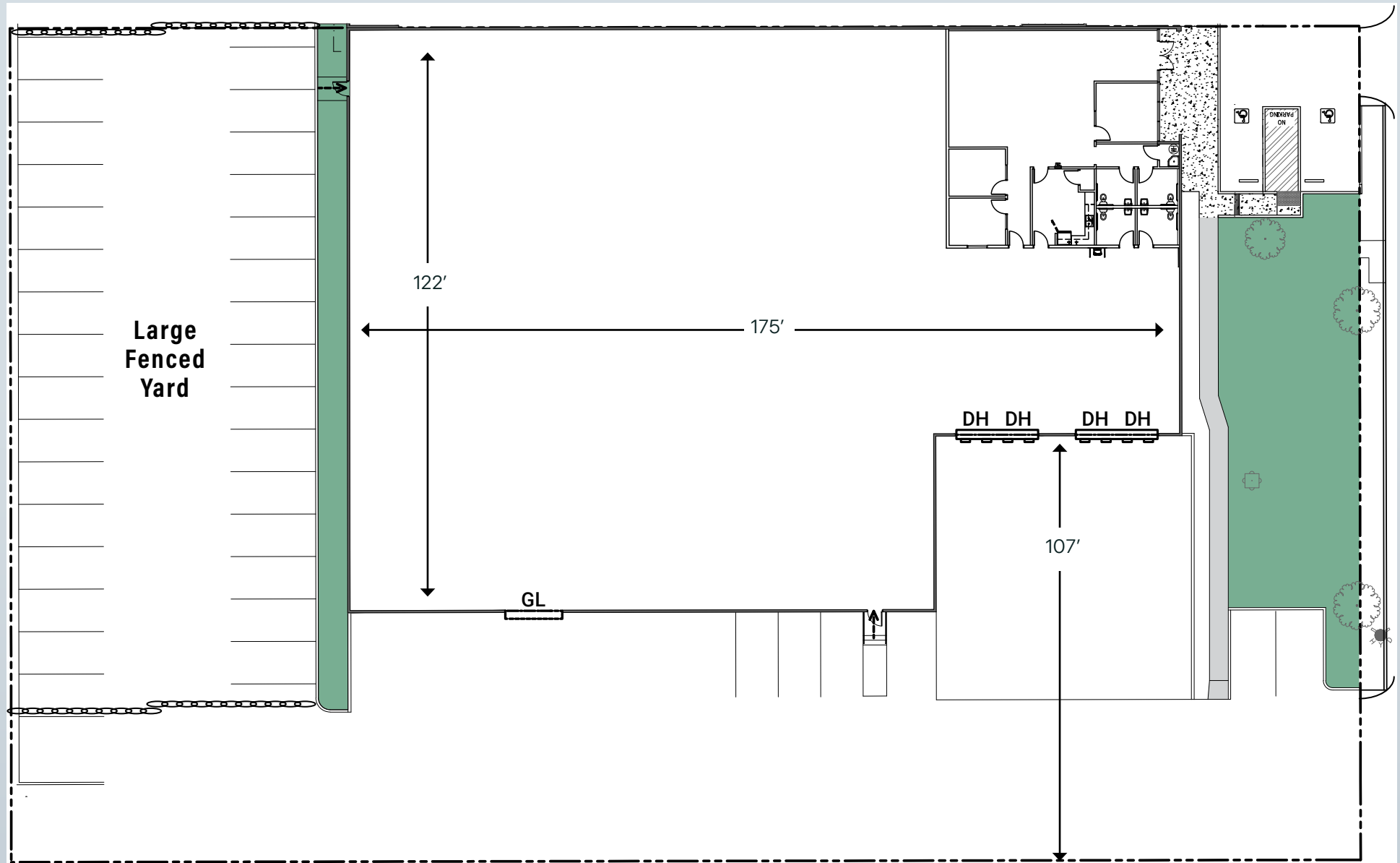


# Property Profile

<b>Property Address:</b>	15503 Blackburn Avenue Norwalk, CA
<b>Year Built:</b>	1977
<b>Building Size:</b>	20,004 SF
<b>Land Size:</b>	1.1 Acres (47,941 SF)
<b>Office Size:</b>	2,190 SF (newly constructed 2019)
<b>% Office:</b>	11%
<b>Parking Spaces:</b>	±40 Stalls (2.1:1 Ratio)
<b>Clear Height:</b>	18'
<b>Dock High Positions:</b>	4
<b>Ground Level Doors:</b>	1
<b>Power:</b>	200 Amps, 277/480 Volts, 3 Phase
<b>Roof:</b>	4 Ply, built-up; replaced 2018 (Warranty in place through 6/28)
<b>Construction Type:</b>	Concrete Tilt-up
<b>APN:</b>	8082-033-027



# Site Plan & Building Floor Plan



# Photo Gallery



WAREHOUSE



OFFICE



BREAK ROOM



LARGE FENCED YARD



# Project Aerial

SUBJECT  
15503  
Blackburn Ave  
NORWALK, CA



# Tenant & Lease Details

## TENANT PROFILE

# MINER<sup>®</sup>

**DOCKS, DOORS AND MORE.**

**Company Type:** Private  
**Year Founded:** 1994  
**Website:** [www.minercorp.com](http://www.minercorp.com)



## Miner Corp Lease Summary

**Tenant:** Miner, LTD  
**Leased Area (SF):** 20,004 SF  
**Current Rent (\$/SF/Mo):** \$1.716 NNN  
**% of Rentable SF:** 100%  
**Current Rent (\$/Month):** \$34,326.86 NNN  
**Lease Commencement:** 11/1/24  
**Lease Expiration:** 10/31/29  
**Annual Rent Escalations:** 4.00%  
**Lease Type:** NNN  
**Options:** None

## Your Facility Expert

Open the loading dock doors of almost any company and you'll enter our world. We sell or service everything that moves materials, from hand carts to elevator lifts and from conveyors to compactors. Even the dock doors you opened. Our sole focus is to drive down the cost of warehousing and materials management operations and to improve jobsite safety. As a pioneer in this endeavor, Miner<sup>®</sup> has developed cutting-edge systems and services that provide top-tier support to Fortune 500-class companies throughout North America.

We save our customers revenue and time by understanding their business, finding efficiencies in their operation, providing faster systems repairs and delivering expertly executed proactive maintenance programs. We have become the single-source solution for some of the world's largest brands, yet we still remain true to smaller operations, too. Every customer we work with receives the same high level of attention, the same fast response rate and the same unwavering focus on getting them back on track.

## Our History

Miner<sup>®</sup> was founded on the principle of putting customers first. As we've grown through the years, expanding our capabilities and expanding nationwide, our dedication to customer service and our focus on the critical facility systems that keep your business running have guided us every step of the way.

Philip T. Miner formed the Miner<sup>®</sup> Corporation in 1994 with one simple goal: to help Fortune 500-class companies drive down costs on the warehousing and retail equipment they owned and improve jobsite safety. In short, he developed a company dedicated to protecting the interests of its customers.

Our focus on equipment installation, repair and proactive maintenance earned us a solid reputation for fast response times and outstanding service. These attributes translated into less down time and more cost savings on a consistent basis for each of our customers – and word got around.



# 15503 Blackburn Avenue

NORWALK, CA



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