

OWNER-USER OR INVESTMENT OPPORTUNITY FOR SALE: FULLY LEASED 32,000 SF FREESTANDING INDUSTRIAL BUILDING



**CLICK HERE TO VIEW
A TOUR OF THE PROPERTY**

26035 PALOMAR RD



PROPERTY INFORMATION:

SIZE	32,000 SF Situated on 2.02 Acres
BUILDING TYPE	Metal
TENANCY	2 Tenants
YEAR BUILT	2004 Construction
POWER	1,000 Amps, 120/208V, Phase Electric (Verify)
YARD	Large Secured Yard
GL LOADING DOORS	Six (6) GL Loading Doors from 12'x14' to 22'x14'
STORAGE	±4,110 SF "BONUS" Storage Mezzanine
ROOF	Insulated
SKYLIGHTS	Yes
FIRE SPRINKLERS	.30/2,500 SF
CLEAR HEIGHT	±15'-17'
ZONING	Business Park (BP) - City of Menifee (Verify)

SALE PRICE:
\$5,987,500 (\$187.10 PSF)

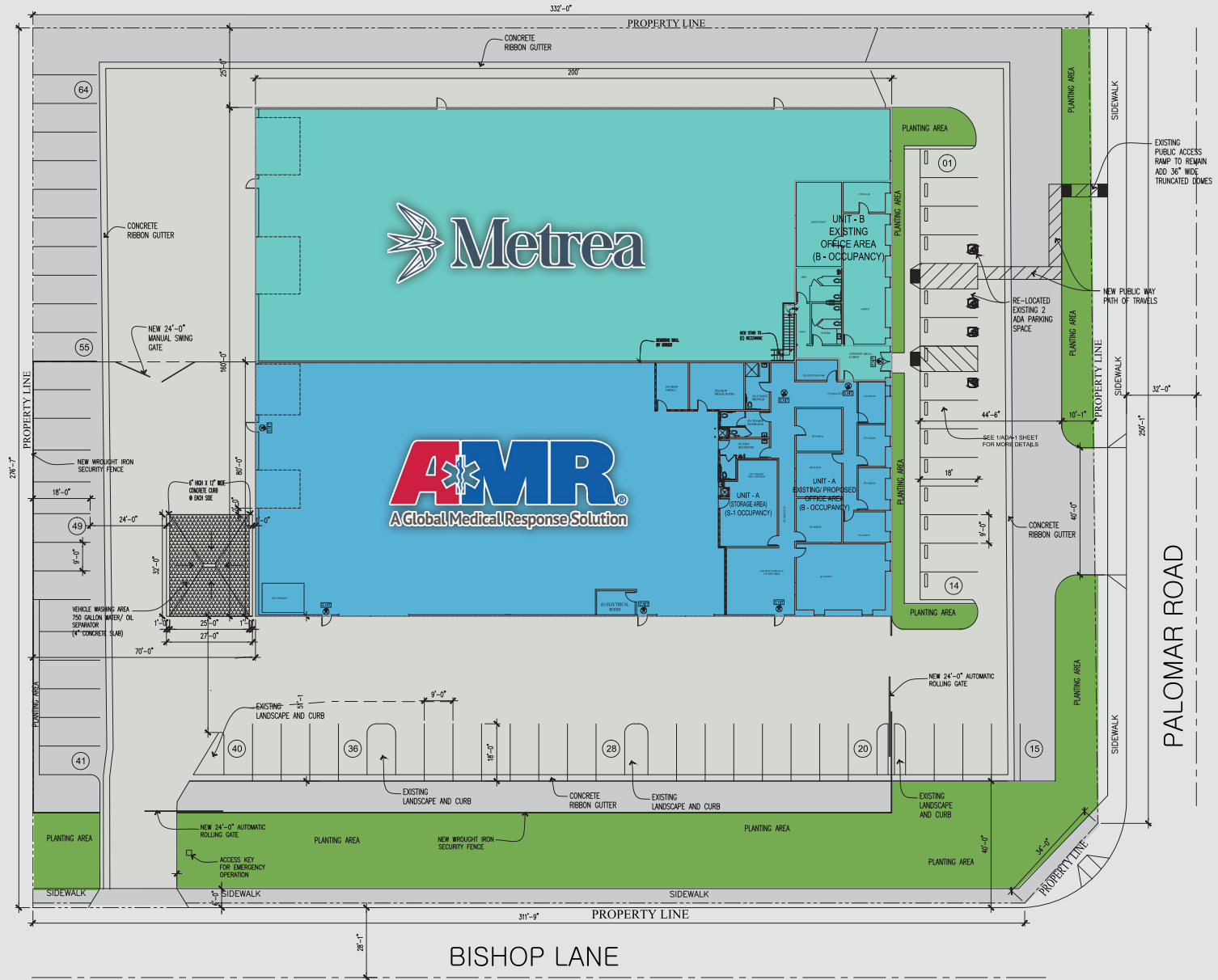
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SITE PLAN



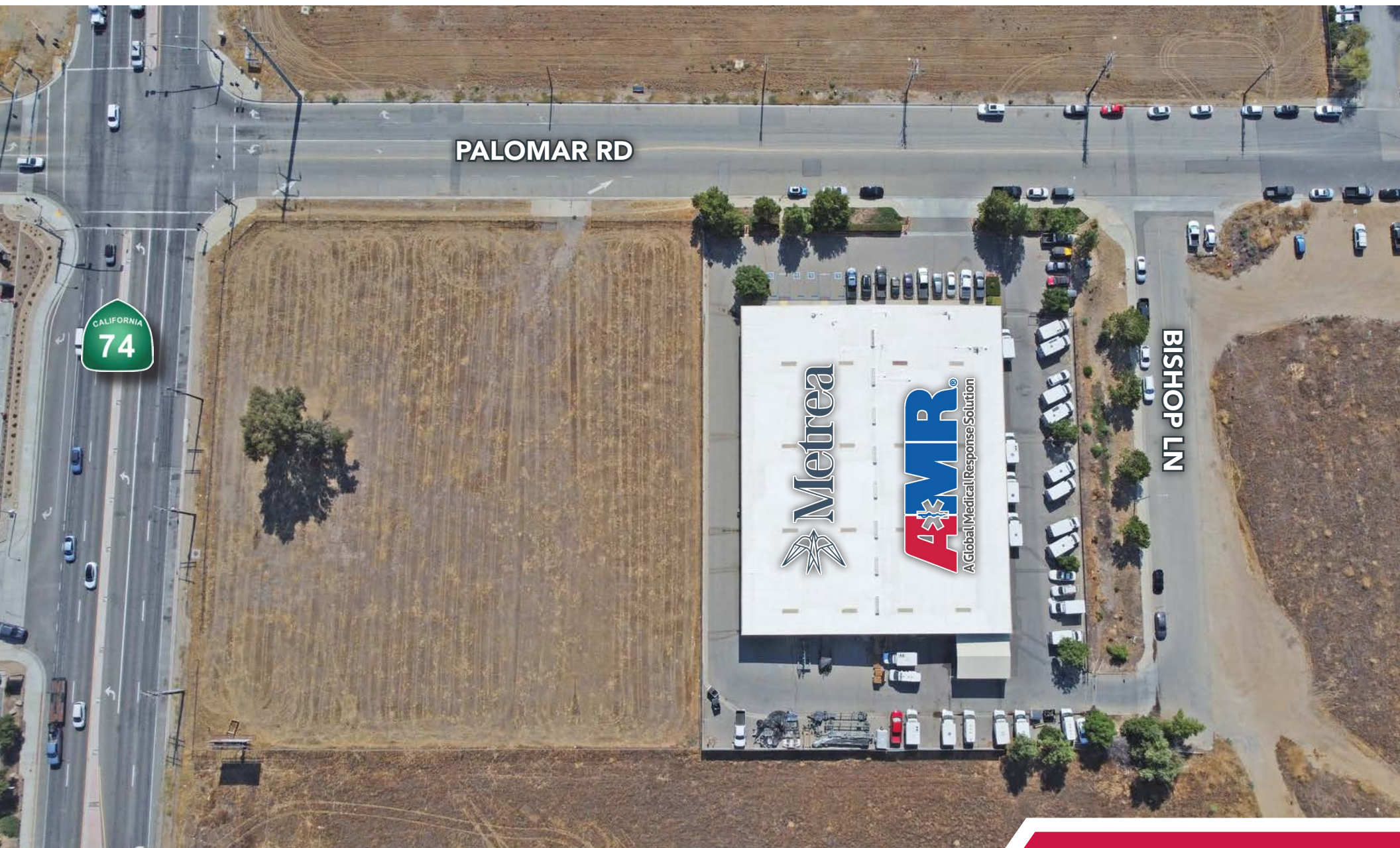
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TENANT OVERVIEWS



UNIT A: AMR (American Medical Response)

Rentable SF:	16,000 SF
% of Project Lease:	50%
Lease Expiration:	10/31/2029
In-Place Rent:	\$18,415.23 (\$1.15 PSF/Month)
Lease Type:	AIR Multi-Tenant Gross
Renewal Options:	None
Annual Increases:	Fixed at \$480

Conditional Use Permit (CUP) in Place with City of Menifee

AMR offers comprehensive emergency and non emergency patient transport services and has a presence in over 40 states, with 180 locations, a fleet of over 8,000 ambulances and more than 37,000 team members. They were founded in 1992 and are headquartered in Lewisville Texas. They partner with hospitals, municipalities, and event organizers nationwide. Specializing in 911 emergency response, advanced life support, critical care transport, bariatric and wheelchair van services. AMR is renowned for delivering high-quality patient care "at a moment's notice".



UNIT B: Metrea Aerospace

Rentable SF:	16,000 SF with Bonus Mezzanine Storage Area
% of Project Lease:	50%
Lease Expiration:	2/28/2026 Owner User Opportunity - Lease Nearing Expiration
In-Place Rent:	\$19,520 (\$1.22 PSF/Month)
Lease Type:	AIR Multi-Tenant Gross
Renewal Options:	None

Metrea is a defense and aerospace company that provides critical services to the U.S. military and its allies. Their work includes aerial refueling, aviation support, and mission systems. With a growing global footprint, they support national security operations from both the ground and the air. They were founded in 2016 with 17 locations worldwide, and are headquartered in Washington, D.C

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LEASE VS. BUY



LEASE VS. OWN COMPARISON

26035 Palomar Road, Menifee, CA 92585

Property Size: 32,000 Square Feet

• OWN •

• LEASE •

PURCHASE ASSUMPTIONS:

	Per sqft	Total
Purchase Price	\$187.00	\$5,987,500
SBA Fees (Financed)		\$58,000
Total Project Cost		\$6,045,500

LEASE ASSUMPTIONS:

	Per sqft	
Lease rate per square foot per month	\$1.30	
Lease rate per month (suite B, 16,000 SF)		\$20,800

START-UP COSTS

Cash down payment (10%)	\$598,750
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START-UP COSTS

Prepaid lease payment and security deposit	\$41,600
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MONTHLY COSTS

	Amount
Monthly Payment	\$1.14
Property Taxes	\$0.19
Insurance	\$0.02
Total Monthly Costs	\$1.35

MONTHLY COSTS

	Amount
Lease payment	\$1.30
TI Amortization	\$0.07
Total Monthly Costs	\$1.37

MONTHLY OWNERSHIP BENEFITS (estimate)

	Amount
Monthly Depreciation	\$0.13
Property Tax Benefit	\$0.08
Interest Deduction	\$0.19
Average Appreciation (2%)	\$0.31
Rental Income (Suite A, 16,000 SF)	\$1.15
Total Ownership Benefits	\$1.86

MONTHLY LEASE BENEFITS

Rent Deduction Tax Savings	\$8,774
Total Lease Benefits	\$8,774

TOTAL EFFECTIVE MONTHLY COST

\$2,166

TOTAL EFFECTIVE MONTHLY COST

\$13,161

Ownership Analysis Summary

Annual Effective Cost Difference

131,941

15 Year Wealth Creation

1,979,108

• SBA 504 FINANCING PROGRAM •

SBA Financing

	1st Mortgage by Bank	
Loan Amount	\$2,993,750	
Interest Rate	6.50%	(estimate)
Amortization in years	25 year	amortization
Percent of Total Loan Amount	50%	of total
Loan Fee	\$29,938	1.00% (estimate)
Monthly Payment	\$20,214	

2nd Mortgage by SBA

Loan Amount	\$2,395,000
Interest Rate	6.23% (Aug '25)
Amortization in years	25 year amortization
Percent of Total Loan Amount	40% of total
Loan Fee	\$58,000 2.15% + \$6,000 legal fee
Monthly Payment	\$16,156 (includes SBA fees)

For more information, please contact:

Lisa Matta

951-400-2213 / lisa@bfcfunding.com

The financial figures presented in this Lease vs. Buy comparison are for illustrative purposes only and are based on estimated assumptions. Actual results may vary. Prospective buyers are strongly encouraged to consult with their tax advisor or financial professional for personalized guidance.



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