

MISSION CRITICAL | SINGLE TENANT | SALE LEASEBACK

# 2401 W. ALMOND AVENUE

OFFERING MEMORANDUM



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# OFFERING



**DEVELOPMENT POTENTIAL**  
5± ACRES *(Separate Parcel)*

**SITE**



### *Location Description*

Subject property is located in an established, newer industrial park in Madera, CA. The property is less than four miles from both the Highway 99 & 4<sup>th</sup> Street and Highway 99 & 12<sup>th</sup> Avenue interchanges.

Nearby businesses include EVAPCO, Sierra Almonds, Rivalis/Eurodrip, Madera Unified School District and Sealed Air Corp.

## Property Description

Located in Madera, CA, the property comprises a well maintained office/warehouse building covering around 157,500± square feet.

Situated on approximately 14.15± acres of land, this adaptable facility caters to both manufacturing and back-office requirements.

## PROPERTY INFORMATION

<b>Address:</b>	2401 W. Almond Avenue Madera, California 93637
<b>Cross Streets:</b>	Almond Avenue and Pine Street
<b>Property Size:</b>	14.15± Acres
<b>Property Subtype:</b>	Manufacturing
<b>Add'l. Property Subtype:</b>	Warehouse/Distribution
<b>Parking Ratio:</b>	Ample
<b>Zoning:</b>	IP ( <i>Industrial Park</i> )
<b>APN(s):</b>	009-270-056; 057; 058



### The Building Features

- Two (2) 4,000 AMP/480V/3-phase Electrical Services
- Conditioned Manufacturing and Assembly Space
- 24' Clear Warehouse Space
- 29,250± Square Feet of Office Space (16,314± SF is Leased to Madera Unified School District)
- Four (4) Dock Positions
- Opportunity to Add Value by Developing Adjacent 5 Acres

THE SELLER WILL EXECUTE A NEW 10-YEAR LEASE FOR THE PROPERTY AT THE CLOSE OF ESCROW.

### BUILDING INFORMATION

<b>Building Size:</b> <i>Office Space:</i>	157,500± SF 29,250± SF
<b>Ceiling Height:</b>	16' - 24'
<b>Sprinklers:</b>	Wet
<b>Year Built:</b>	1991 & 2001
<b>Dock Doors:</b>	4
<b>Drive in Bays:</b>	1
<b>Occupancy:</b>	100%
<b>Tenancy:</b>	Multiple
<b>Power:</b>	Two (2) 4,000 AMP/480V/3-phase services
<b>Solar:</b>	Seller is installing s \$1.8M, 1.038 MW solar array





**DEVELOPMENT POTENTIAL**  
**5± ACRES** *(Separate Parcel)*

*Sale Information\**

*\*Excess Land included in sale.*

<b>Price Reduction:</b>	\$19,600,000 ( <del>\$124 PSF</del> ) <b>\$18,600,000</b>
<b>Year One NOI:</b>	\$1,323,000
<b>CAP Rate:</b>	7.11%
<b>Lease Type:</b>	NNN
<b>Initial Term:</b>	Seller will execute a 10-year lease at the close of escrow
<b>Rent Increases:</b>	3% annually during Initial Term
<b>Lease Extensions:</b>	Two (2), Five-year extensions. First extension rent increases to be 3% annually. Second extension rent increases to be at Fair Market Value.
<b>Excess Land:</b>	5± acres of land included in sale. Land can be developed, sold or held for potential future expansion of the building. Land is valued at \$1,000,000 ( <i>\$4.60 PSF</i> ).

**\$18,600,000.00**  
 NEW ASKING PRICE

**\$1,000,000.00**  
 \*LAND VALUE



### *Legacy – The History of AG Machining and RXL*

- AG Machining has been in business for 39 years servicing aerospace and information technology for approximately 10 years.
- Founded by Angel Garcia, president and owner, AG Machining grew from a garage, into a 1,000± SF industrial unit and later into a 6,000± SF space. In 1999 AGM purchased a 13,000± SF property in Moorpark California.
- The building was sold in 2001 and AGM expanded into 35,000± SF in Simi Valley California.
- Within 10 months, AGM's growth required them to add another 25,000± SF nearby. So, at that time AGM occupied 60,000± SF in separate buildings.
- Five years later AGM added another 14,000± SF building to support its business in Simi Valley.
- In 2010, AGM consolidated into a 135,000± SF building in Moorpark, CA, to keep up with its continued and anticipated growth.
- In 2022, AGM moved its operations and many key employees to Madera, CA, and purchased their current 156,000± SF facility.
- RXL began in 2017 out of the necessity to start its own product line. RXL has grown tremendously along with AG Machining.
- AG Machining sales are currently \$17 million per year and RXL's sales are approximately \$13 million per year.

### *Mission Critical*

AGM/RXL have contracted \$38 million in orders from Microsoft for 2024 and 2025. The next round of orders Microsoft projects to be \$40 million for 2026 and 2027. This volume of orders is being forecast by Microsoft for the next 4 years. In addition, the base business for other customers that include Meta/Facebook, Apple and Nvidia totals approximately \$37 million annually.

In order to fulfill current and projected demand for their systems AGM will purchase additional equipment to expand production capacity with the proceeds from the sale of the property. Some of the planned purchases include two tube lasers (approximately \$5 million) and material inventory of approximately \$3 million to support Microsoft and Meta/Facebook orders. The momentum of demand for our products is growing rapidly with the adoption of AI in our all segments of the economy, which is causing data center users to rapidly add more server room space.

This facility is mission critical. AGM moved the company from Ventura County to Madera in 2022 to serve and supply Microsoft, Apple, Nvidia and Meta/Facebook in Silicon Valley as well as their growing customer base in the Phoenix, AZ area. The adjacent 5.5± acres provides for potential expansion of our production capacity to continue to meet customer needs.





**SITE**

**DEVELOPMENT POTENTIAL**  
5± ACRES  
*Separate Parcel*

COMMERCE DRIVE

ALMOND AVENUE



**Property Highlights**

- Single-tenant NNN Leased Investment
- Value-add Investment Opportunity
- 157,500± SF Office/Warehouse
- Mission Critical Location
- 8,000 AMPS/480V Electrical Service
- 1.038 MW Solar Energy
- 14.15± Acres

**Property Features in Manufacturing Area**

- Air Conditioning
- Full Build-Out
- Opportunity to add value by developing vacant parcel

Sale Comparables



Image Source: Crexi



Image Source: CoStar



Image Source: Crexi

ADDRESS	2624 E. EDGAR AVENUE	704 LAVERNE AVENUE	2121 ALMOND AVENUE	1850 W. ALMOND AVENUE	2500 W. INDUSTRIAL AVENUE
CITY	Fresno, CA	Fresno, CA	Madera, CA	Madera, CA	Madera, CA
BUILDING SIZE	238,160± SF	102,785± SF	51,300± SF	33,180± SF	54,000±
PARCEL SIZE	18.77± Acres	8.90± Acres	11.59± Acres	9.51± Acres	6.13± Acres
PRICE	\$30,040,000	\$18,280,000	\$6,200,000	\$4,800,000	—
PSF	\$126	\$178	\$121	\$145	—
STATUS	Sold - July, 2022	Sold - July, 2023	Sold - August, 2021	Sold - August, 2022	Sold - November, 2023
NOTES	Sale-leaseback by food manufacturing company. 10-year term. Sold @ 5.3% CAP.	Leased to Ferguson. Tenant had approximately 5 years remaining on term. 2% annual rent increases. Sold 5.75% CAP.	Vacant. Sold to user for manufacturing fences. Class "C" property. Surplus land.	Sold to adjacent owner/user, EVAPCO.	Part of a 3-building portfolio. Properties were leased by Seller. Sold at 6.07% CAP.

*For Sale Comparables*



Image Source: Crexi

Image Source: CoStar

ADDRESS	2842 N BUSINESS PARK	401 GRANADA DRIVE	2794 N LARKIN AVENUE
CITY	Fresno, CA	Madera, CA	Fresno, CA
BUILDING SIZE	225,186± SF	139,200± SF	115,000± SF
PARCEL SIZE	13.75± Acres	10.00± Acres	5.22± Acres
PRICE	\$25,150,000	Unpriced	\$12,500,000
PSF	\$112		\$109
STATUS	For Sale	For Sale	For Sale
NOTES	Former office, manufacturing and warehousing building. Vacant.	Leased to NorCal Sheets. Approximately 6 years remaining on lease. Guidance is high 6% CAP. In escrow.	Office and warehouse buildings. Leased to seller, which is a food manufacturing company. Portion of office is leased to Johnson Controls.

*For Lease Comparables*



Image Source: CoStar

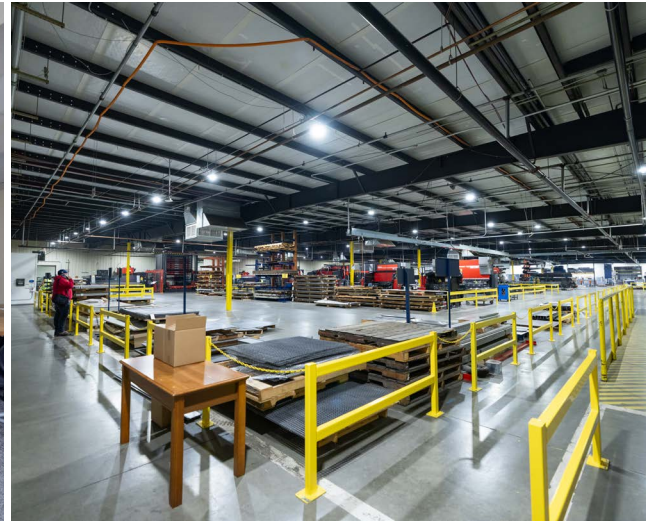
Image Source: CBRE

ADDRESS	2842 N. BUSINESS PARK	2325 S. CEDAR AVENUE	3443 E. CENTRAL AVENUE	8505 W. DOE AVENUE
CITY	Fresno, CA	Fresno, CA	Fresno, CA	Visalia, CA
BUILDING SIZE	225,186± SF	106,223± SF	104,842± SF	209,664± SF
PSF	\$0.79	\$0.78	\$0.75	\$0.75
STATUS	For Lease	For Lease	For Lease	For Lease
NOTES	Former office, manufacturing and warehousing building. Vacant.	Older warehouse with 10,000± SF of office and conditioned warehouse space. Ample parking/outdoor storage.	Class B+ bulk distribution building	Class B bulk distribution building

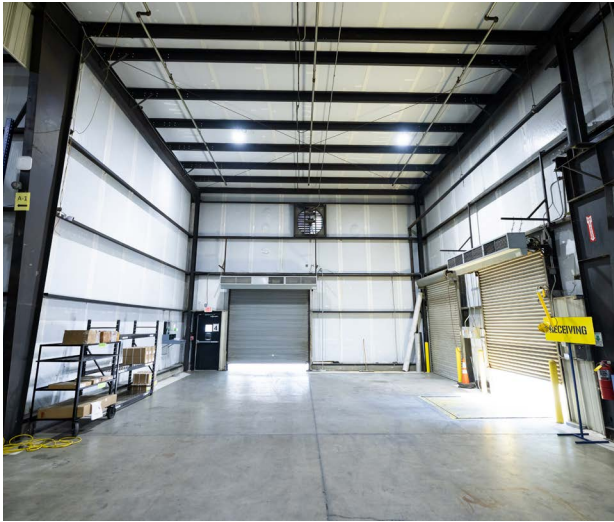
# IMAGES



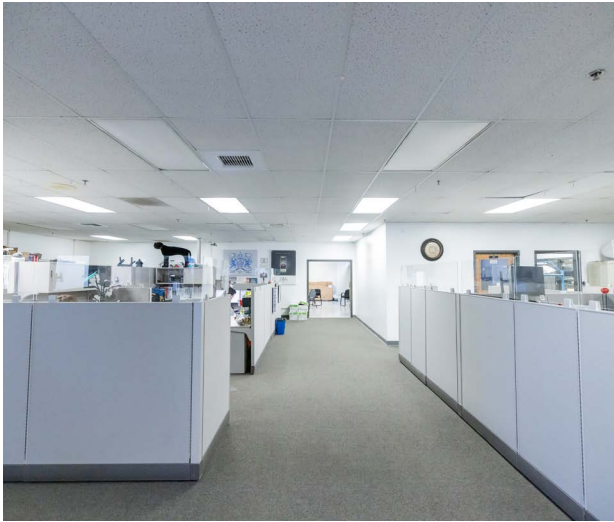
*Office & Warehouse Photos - AGM*



*Warehouse Photos - AGM*

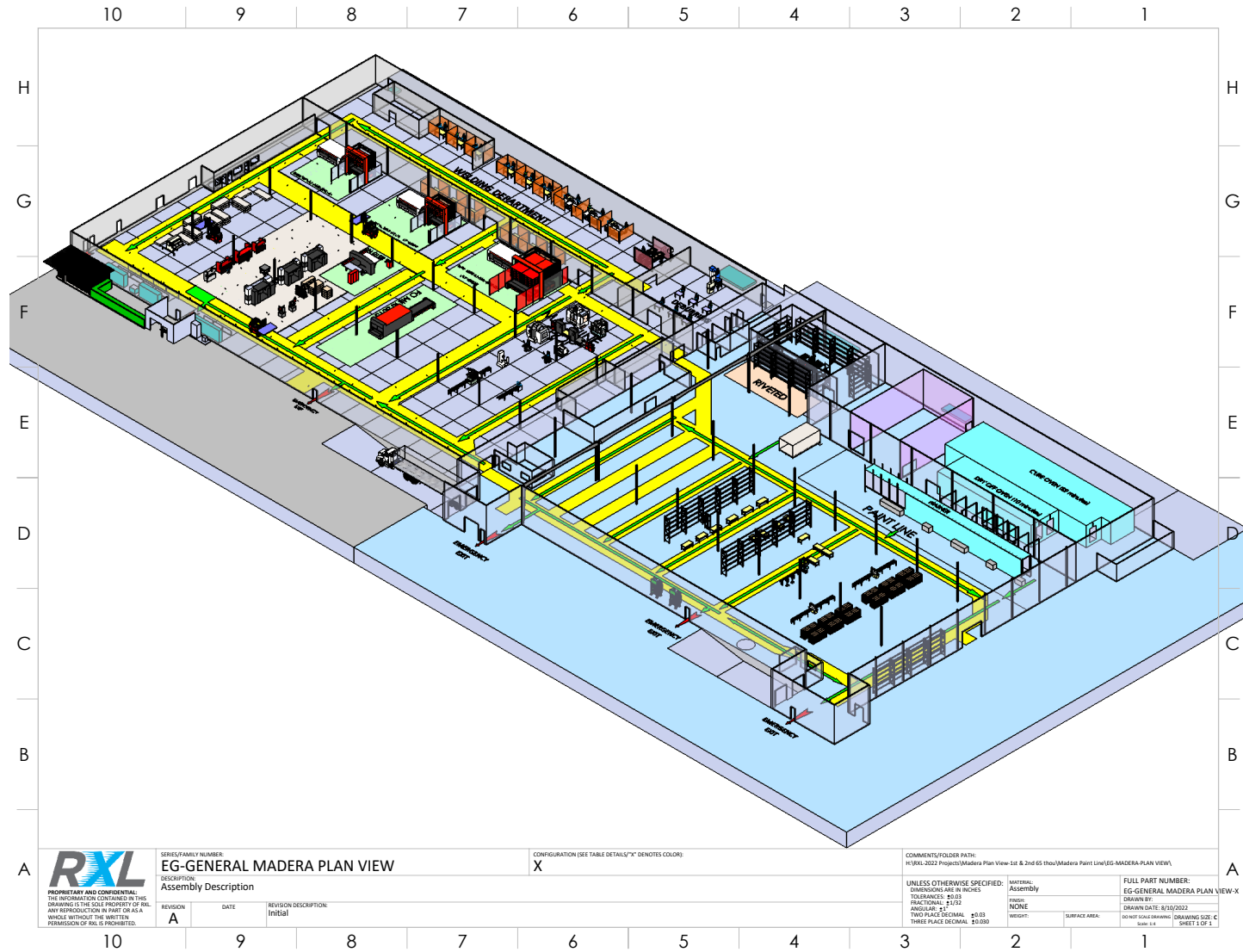


*Madera Unified Office Photos*





Current AGM Space Layout (Not to Scale)



# MAPS





**DEVELOPMENT POTENTIAL**  
5± ACRES  
*Separate Parcel*

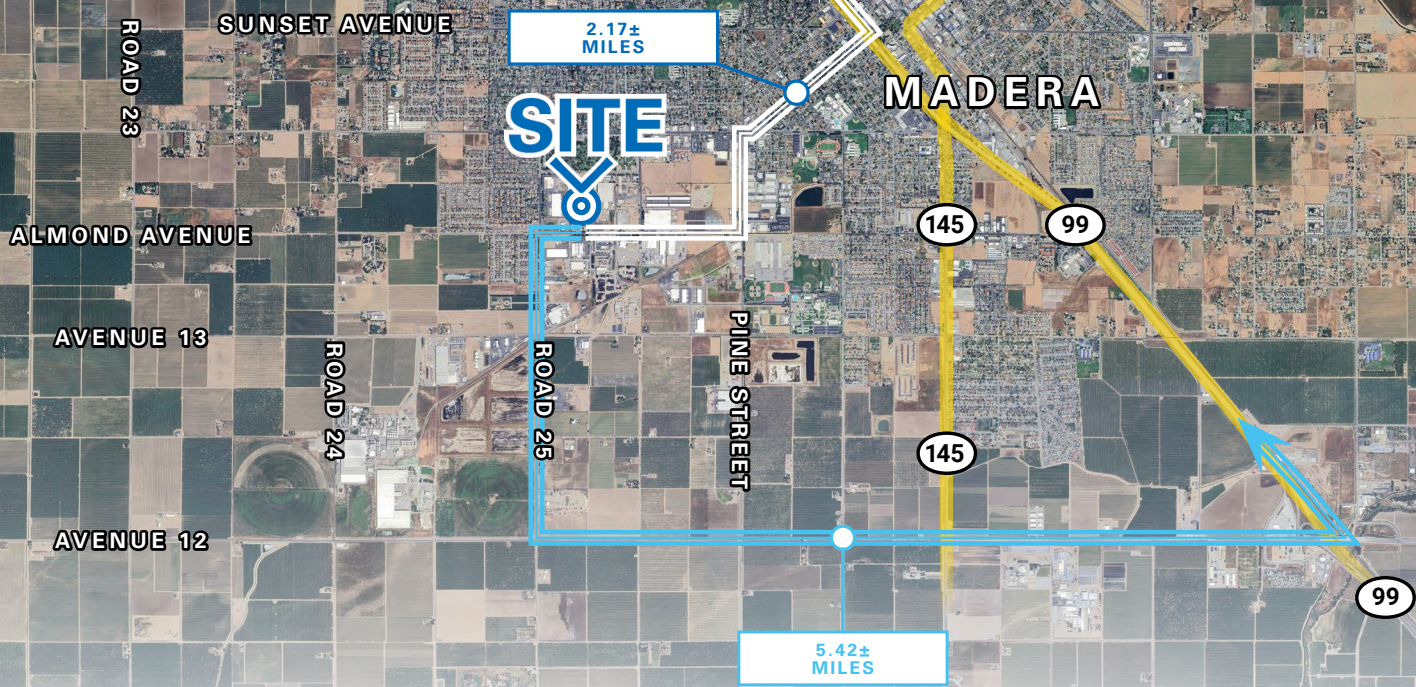
### NEARBY INDUSTRIAL USERS

- 1 JBT FOODTECH
- 2 GOLDEN WEST PACKAGING GROUP
- 3 SIERRA VALLEY ALMONDS
- 4 MENASHA PACKAGING
- 5 ZND US
- 6 SEALED AIR CORPORATION
- 7 EVAPCO INC.
- 8 RIVULIS
- 9 OLDCASTLE INFRASTRUCTURE

2401 W. ALMOND AVENUE - MADERA, CA

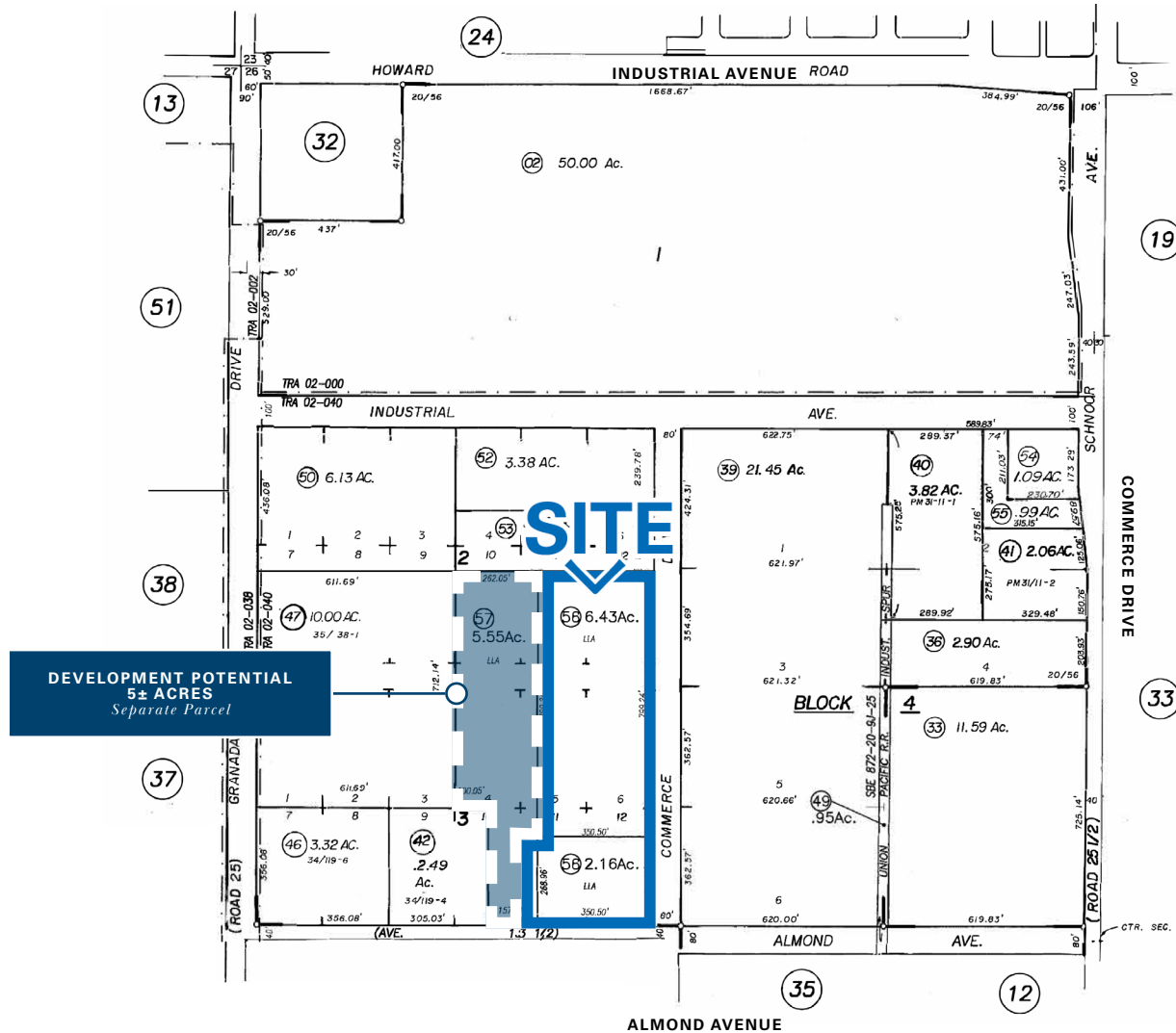
*Regional Map  
Highway Interchanges*

- KEY**
-  FREEWAYS
  -  PATH TO FREEWAY VIA 4TH STREET INTERCHANGE
  -  PATH TO FREEWAY VIA 12TH AVENUE INTERCHANGE



*Parcel Map (Not to Scale)*

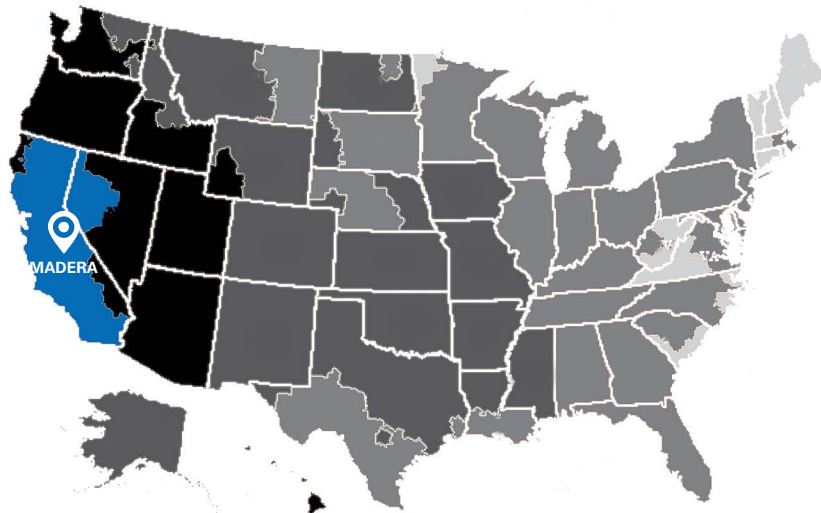
APN: 009-270-056; 057; 058 (Madera County)



### Ground Maps & Location Benefits

Businesses utilizing third-party, outbound ground shipping can reach almost the entire population of California overnight. Outbound shipping services can be provided by UPS, FedEx Ground Map, OnTrac and GLS, which all have facilities in Fresno and potentially offer late afternoon pick-up times.

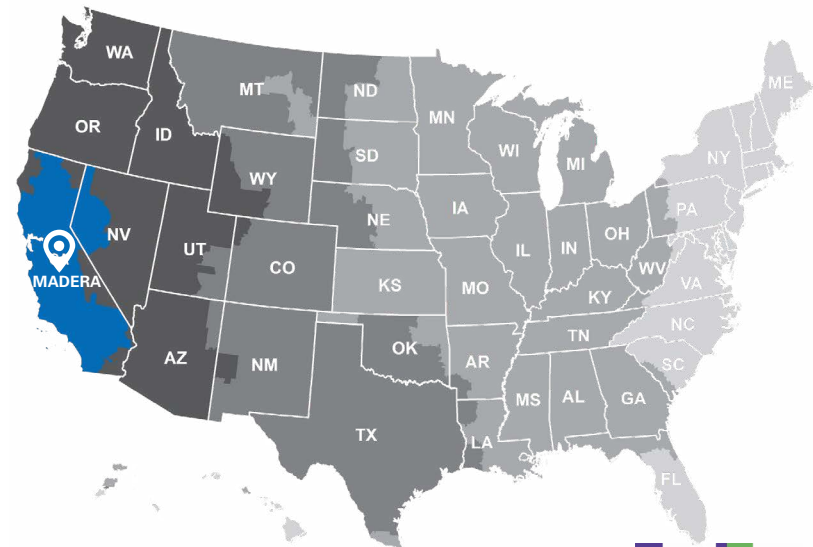
#### UPS Ground Map



TRANSIT DAYS



#### FedEx Ground Map



TRANSIT DAYS



## Transportation & Regional Map



### DISTANCE TO MAJOR MARKETS (Miles from Madera, CA)

- Fresno: 23
- Visalia: 64
- Bakersfield: 130
- Silicon Valley: 139
- Sacramento: 147
- Los Angeles: 241
- Reno: 276
- San Diego: 360
- Las Vegas: 417
- Phoenix: 612
- Portland: 726
- Salt Lake City: 793
- Seattle: 899



### DISTANCE TO DEEP WATER PORTS (Miles)

- Stockton: 116
- Oakland: 165
- LA / Long Beach: 241



# MADERA OVERVIEW



*Image Credit: en.wikipedia.org/wiki/Madera\_California*



### *About the City of Madera*

The City of Madera was incorporated in 1907 and is a general law city which operates under the Council/Manager form of government. It is governed by a five-member City Council, all of whose members are elected at large, and who serve four-year terms, with the Mayor elected by the City Council, serving for one year.

The city has an annual budget of \$97 million and a work force of 265± full time employees provide the services of our Finance, Police, Public Works (*including the Airport Division, Equipment Maintenance Division, Facilities Maintenance Division, Street Division and Wastewater Treatment Plant*), Community Development (*including Planning, Engineering, and Building Divisions*), Parks and Community Services (*including Madera Municipal Golf Course*), City Clerk, Administration, and City Attorney Departments.

### *About the County of Madera*

Madera County is in the “heart” of California; serves as the “Passageway to the Sierras”; and is located in the exact center of California. Madera residents find they have easy access to Yosemite, Kings Canyon and Sequoia National Parks along with access to the Pacific Coast, Bay Area and Southern California. Madera County encompasses 2,147± square miles.



Image Credit: [en.wikipedia.org/wiki/Madera,\\_California](https://en.wikipedia.org/wiki/Madera,_California)

## Demographics



### E-1: STATE/COUNTY POPULATION ESTIMATES WITH ANNUAL PERCENT CHANGE

	TOTAL POPULATION		PERCENTAGE CHANGE
	1/1/2022	1/1/2023	
California	39,078,674	38,940,230	-0.40%
Madera County	156,225	156,225	+0.03%
Chowchilla	18,758	18,844	+0.50%
Madera	65,582	65,540	-0.01%
Balance of County	72,865	73,764	+1.20%

Source: State of California, Department of Finance, E-1: City/County/State Population Estimates with Annual Percent change January 1, 2022 and 2023.

### POPULATION PROJECTIONS

YEAR					
2000	2010	2020	2030	2040	2050
124,696	162,114	212,874	273,456	344,455	413,569

Source: State of California Department of Finance

## Statistics

58,987

Labor Force

\$47,937

Median Household Income

\$51,463

Median Family Income

Source: U.S. Census Bureau (American Fact Finder)

## Resource Links

**MADERA COUNTY EDC**  
[maderacountyedc.com](http://maderacountyedc.com)

**CITY OF MADERA**  
[madera.gov](http://madera.gov)

**COUNTY OF MADERA**  
[maderacounty.com](http://maderacounty.com)

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