

**FOR SALE**  
*Leased Investment*

**17110 Jersey Avenue Artesia, CA 90701**

**+/- 32,487 sf on +/-1.2 acre lot**



DRE #00882736

[cprealtyadvisors.com](http://cprealtyadvisors.com)

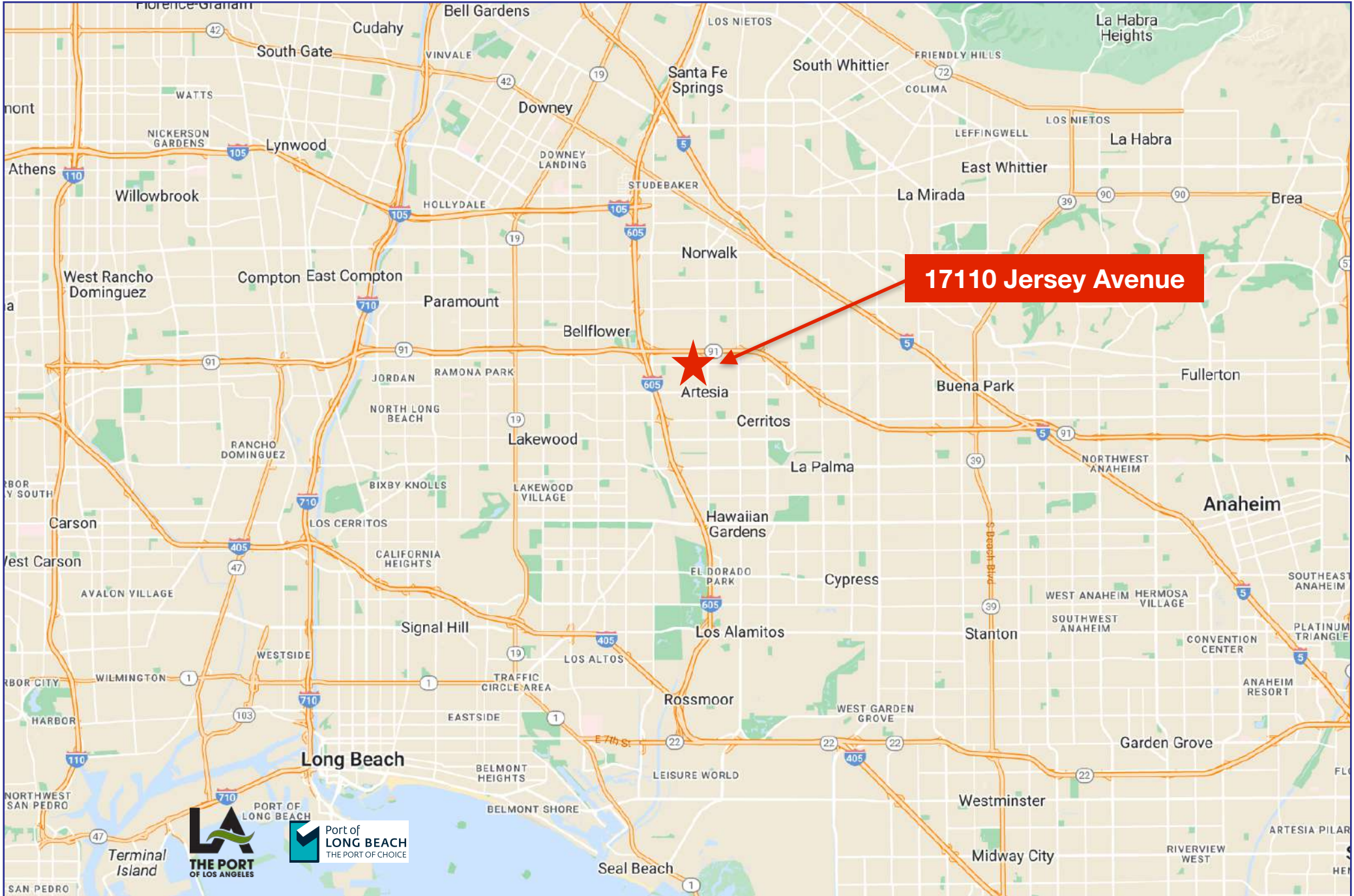
24730 Ave Tibbitts Suite 100 Valencia, CA 91355



# PROPERTY SUMMARY

17110 Jersey Avenue Artesia, CA 90701	
Square Footage	+/- 32,487 SF
Lot SF	+/- 52,283 SF (1.2 Acres)
Clear Height	13'-24'
Ground Level Doors	2 Ground Level Doors
Power	1,700 amp, 240/480 volt, 3 phase, 4 wire
Zoning	Light Manufacturing and Industrial
Construction	Reinforced Concrete
Year Built	1980 & 1994
Renovations	Painted (April 2024) Parking Lot to be slurry coated prior to COE. Not the responsibility of new Owner.







## Lease/Sale Details

- AIR NNN Lease
  - Term: 7/1/2022-6/30/2027
  - NOI: \$350,084.28 (Next Increase July 2025)
  - Annual increases based on CPI (Min. 2%-Max. 5%)
  - Option: (1) - 7 year Fair Market Value option
  - Sale Price: \$6,700,000 (\$206/sf)
  - 5.22% CAP Rate
  - Below market lease rate (\$0.89/sf)
- \*Call regarding Cell Tower Lease information

## Tenant Profile



Cal Plate is a leading provider of prepress and tooling solutions for the packaging industry. They specialize in creating digital printing plates, rotary cutting dies, and graphics and prepress services. These products are used to stamp and imprint logos and designs on packaging products. [www.calplate.com](http://www.calplate.com)



As a division of Cal Plate, Airmark Co. produces high-quality, short or long run custom vinyl graphics and labels from concept to delivery. With an in-house creative department, the design team can help create the perfect custom vehicle wrap or custom window decals for the end user's temporary or permanent installation requirements. [www.airmarkco.com](http://www.airmarkco.com)



# CANADA PACIFIC

Realty Advisors

Contact us for more information



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