

SINAI FREIGHT NET LEASE INDUSTRIAL

17349 MUSKRAT AVE # 20, ADELANTO, CALIFORNIA

INDUSTRIAL PROPERTY



Sinai Freight
Douryalan 7, LLC.

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Graystone Capital Advisors is pleased to exclusively present the opportunity to acquire 17451 Muskrat Ave #20, located within the High Seasons Industrial Park in Adelanto, CA. This offering includes a 29,925-square-foot industrial condo, which benefits from an additional 29,175 square feet of mezzanine space, resulting in a total of 46,400 square feet of leasable area.

The property is currently leased to Douryalan 7, LLC, a subsidiary of Sinai Freight, a global shipping and logistics provider. The tenant has approximately 2.17 years remaining on the initial 3-year lease term, with two 3-year renewal options.

Built in 2021, the property boasts modern industrial features, including Class A concrete tilt-up construction, high clear heights ranging from 28' to 32', and a robust heavy power capacity of 2,500 AMP, 480V, 3-Phase Power. Additionally, the facility's heavily reinforced roof and clear-span design eliminate internal support column obstructions, enhancing its functionality for logistics and industrial users.

The location offers exceptional connectivity to critical logistics and transportation infrastructure, including the Southern California Logistics Airport, the BNSF Barstow Intermodal Facility, and major transportation routes such as CA-395, I-15, and I-40 Freeways.

This investment presents a secure, income-producing asset with a high-caliber tenant in the growing logistics sector, strategically located in a prime industrial corridor of Southern California.



COMPLETE HIGHLIGHTS



BUILDING INFORMATION

NOI	\$667,466.00
Cap Rate	13.48%
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	32 ft
Minimum Ceiling Height	28 ft
Office Space	2,400 SF
Number of Floors	2
Year Built	2021
Gross Leasable Area	59,100 SF
Construction Status	Existing

PROPERTY HIGHLIGHTS

- Net Lease Industrial Property with Above-Market Return
- Occupied by an International Shipping and Logistics User
- Expansive 29,925 SF Building with an Additional 29,175 SF of Mezzanine Space
- New Class A Concrete Tilt-Up Construction
- High Clear Heights: 28' Eaves Rising to 32' at Centerline
- Heavy Power Infrastructure: 2,500 AMP, 480V, 3-Phase Electrical Service
- Strategic Access to Key Logistics Networks: CA-395, I-15, Southern California Logistics Airport, and BNSF Barstow Intermodal Facility

Sinai Freight Douryalan 7, LLC.

TENANT HIGHLIGHTS

- **Core Expertise:** Specializes in third-party logistics (3PL), covering freight management, warehousing, and supply chain optimization.
- **Experience:** Over 42 years of combined industry expertise ensures reliable and efficient handling of client products.
- **Operational Coverage:** Two facilities in Southern California and offices in Israel enable seamless global logistics support.
- **Warehousing Solutions:** Includes secure, temperature-controlled storage, palletized and non-palletized options, cross-docking, inventory management, and JIT services.
- **Freight Services:** Offers FTL, LTL, expedited deliveries, air, ocean, and rail freight, as well as customs brokerage and intermodal transport.
- **Logistics Capabilities:** Covers end-to-end supply chain management with real-time tracking, route optimization, reverse logistics, and vendor management.
- **Value-Added Services:** Includes kitting, labeling, compliance checks, e-commerce fulfillment, and last-mile delivery to enhance operational efficiency.

TENANT OVERVIEW

Company:	Sinai Freight / Douryalan 7, LLC
Locations:	3
Headquarters:	Rishon Letzion, Israel
Website:	sinaifreight.com



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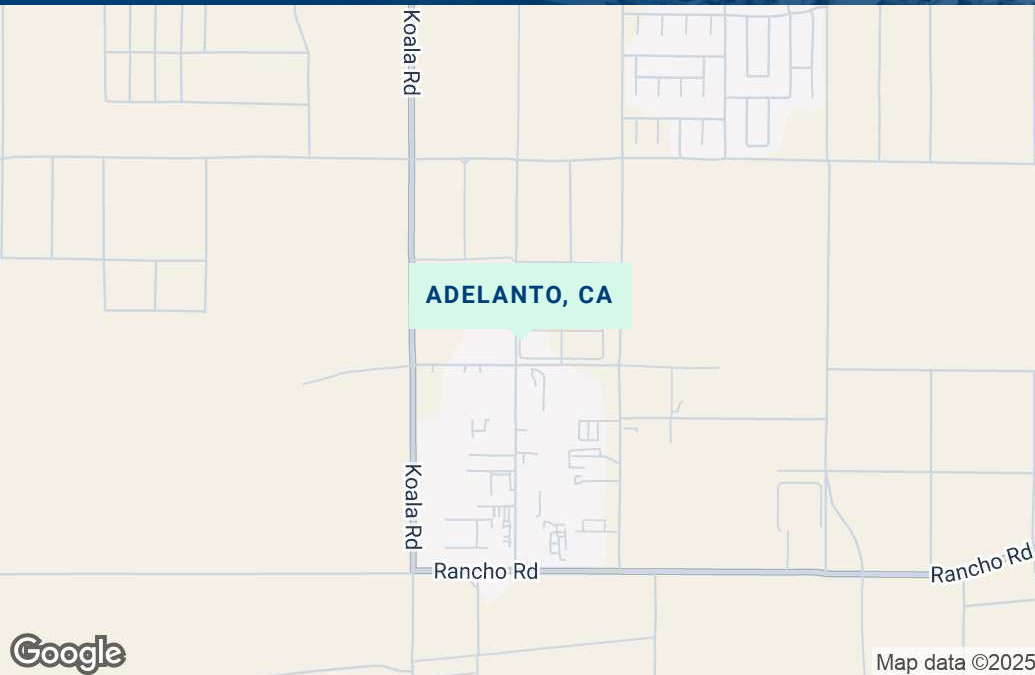
Sinai Freight
Douryalan 7, LLC.



RETAILER MAP



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LOCATION DESCRIPTION

The Inland Empire remains one of the nation's most sought-after industrial hubs, benefiting from its strategic location near the Ports of Long Beach and Los Angeles. While vacancy rates have ticked upward due to a wave of new deliveries, tenant demand remains robust, particularly for modern, functional facilities. Recent leasing activity surged to over 16 million square feet in Q2 2024, supported by increased port activity and strong inventory restocking by businesses. Leasing volume continued its momentum into Q3 2024, reflecting renewed economic confidence and sustained demand for industrial space.

New construction deliveries, totaling over 55 million square feet since 2023, have placed temporary pressure on vacancy. However, the decline in new construction starts since mid-2023 indicates that supply growth will moderate in 2025, supporting a healthier balance between supply and demand. Asking rents, while down 12% from peak levels, remain attractive to tenants seeking competitive rates in a prime logistics corridor. The Inland Empire's modern logistics inventory and proximity to major transportation infrastructure continue to attract institutional capital, positioning the market for long-term stability.

The Mojave River Valley submarket, encompassing Victorville, Apple Valley, and Barstow, has emerged as a compelling alternative for industrial users seeking affordability and accessibility. Strategically located along I-15, the region provides seamless connectivity to key West Coast logistics hubs. With 31.1 million square feet of industrial inventory, the submarket has experienced measured growth, driven by post-pandemic development of large-format distribution facilities and specialized assets.

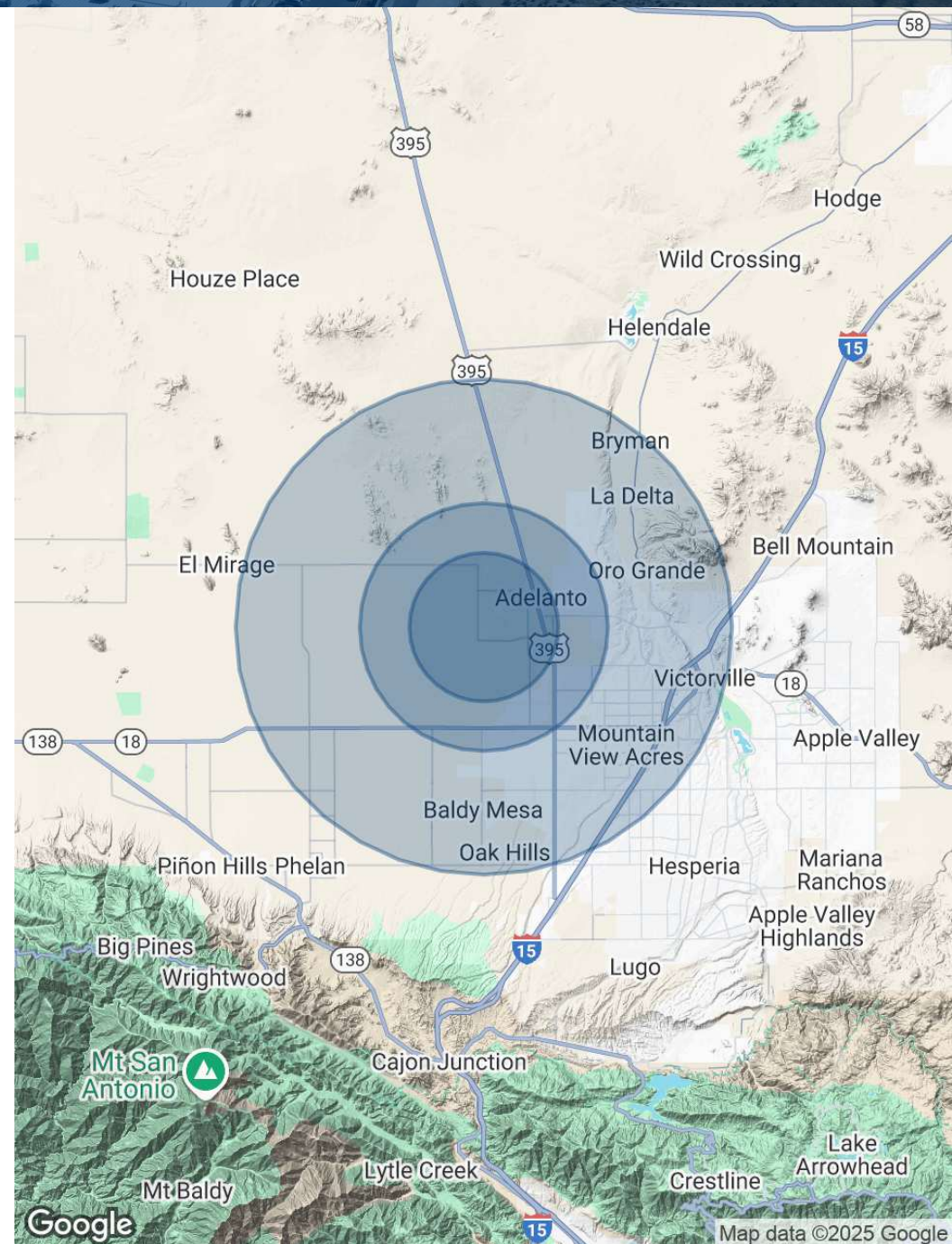
Recent notable transactions highlight strong investor interest and market resilience. For example, Big Lots executed a sale-leaseback of its 1.3 million-square-foot Apple Valley distribution center for \$219 million (\$162/SF), while Goodyear Tire's Victorville facility traded for \$67.5 million in June 2023. Additionally, the Mojave River Valley has attracted foreign investment, including a high-profile acquisition by South Korea-based Mirae Asset Global Investments.

Industrial assets within the Mojave River Valley offer diverse investment opportunities, ranging from modern distribution centers to specialized facilities. Properties within the High Seasons Industrial Park II have consistently demonstrated demand, with recent trades averaging \$167 per square foot. The submarket's combination of functional inventory, competitive pricing, and strategic logistics access positions it as an attractive option for both investors and industrial tenants seeking long-term value.



DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	16,128	46,547	217,604
Average Age	32	33	35
Average Age (Male)	32	32	34
Average Age (Female)	33	34	36
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,102	11,102	60,193
# of Persons per HH	3.9	4.2	3.6
Average HH Income	\$70,566	\$94,243	\$96,730
Average House Value	\$234,577	\$329,182	\$374,947
RACE	3 MILES	5 MILES	10 MILES
Total Population - White	3,101	10,382	61,059
Total Population - Black	3,626	8,687	35,493
Total Population - Asian	442	1,448	8,968
Total Population - Hawaiian	85	344	1,161
Total Population - American Indian	335	1,081	4,492
Total Population - Other	6,461	17,927	70,490



FINANCIAL ANALYSIS

PROPERTY SUMMARY

Address:	17349 Muskrat Ave # 20 Adelanto, CA 92301
APN:	0459-851-22-0000
Year Built/Renov.:	2021
Gross Leasable Area:	59,100
Lot Size:	29,925 SF
Zoning:	LM
Type of Ownership:	Fee Simple

PRICING

Sale Price:	\$4,950,000
Cap Rate:	13.48%
Price/SF:	\$83.76

NNN OVERVIEW

Property Sub-Type:	Manufacturing
Tenant:	Douryalan 7, LLC – Subsidiary of Sinai Freight
Guarantor:	Personal
Lease Type:	Single Net
Lease Commencement:	3/1/2024
Lease Expiration:	2/28/2027
Options:	2 x 3-Years

ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
3/1/2024-2/28/2025	\$720,000	\$60,000	\$1.02	8.05%
3/1/2025-2/28/2026	\$720,000	\$60,000	\$1.02	8.05%
3/1/2026-2/28/2027	\$720,000	\$60,000	\$1.02	8.05%
Option 1 (2027)	\$720,000	\$60,000	\$1.02	8.05%
3/1/2028-2/28/2029	\$720,000	\$60,000	\$1.02	8.05%
3/1/2029-2/28/2030	\$720,000	\$60,000	\$1.02	8.05%



INCOME & EXPENSES

INCOME SUMMARY

SINAI FREIGHT NET LEASE INDUSTRIAL

GROSS INCOME

\$720,000

EXPENSES SUMMARY

SINAI FREIGHT NET LEASE INDUSTRIAL

Real Estate Taxes

\$52,534

OPERATING EXPENSES

\$52,534

NET OPERATING INCOME

\$667,466

ADDITIONAL PHOTOS





GOODGOOD
CANNABIS



HIGH SEASON

Sinai Freight
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