

# Montclair Jan. 2019 Industrial Properties For Sale

## 1 4650 Brooks St, Montclair

**Industrial Portfolio** Portfolio of 3 Warehouse properties in Montclair, CA, having total size of 36,121 SF, and for sale at \$4,900,000 (\$135.66/SF)

Sale Price: <b>\$4,900,000</b>	RBA: <b>36,121 SF</b>
Price/SF: <b>\$135.66</b>	Days On Market: <b>80</b>
Cap Rate: <b>-</b>	Sale Status: <b>Active</b>
Sale Conditions: <b>Bulk/Portfolio Sale</b>	
Sale Type: <b>Owner/User</b>	



Sales Contacts: **MGR Real Estate, Inc. / Tony Hermosillo (909) 981-4466 / Michael Rademaker (909) 579-1340**

Portfolio Properties: **4660 Brooks St (not for sale individually)**  
**4664 Brooks St (not for sale individually)**  
**4650 Brooks St (not for sale individually)**

**Investment Notes:**

3 industrial buildings on one parcel. Great user opportunity, seller to leaseback two buildings for 12 month period.

## 2 5001 Arrow Hwy

Montclair, CA 91763

Sale Price: <b>\$925,000</b>	RBA: <b>4,836 SF</b>
Price/SF: <b>\$191.27</b>	% Leased: <b>100.0%</b>
Cap Rate: <b>5.52%</b>	Land Area: <b>0.46 AC</b>
Building Type: <b>Warehouse</b>	Year Built: <b>1975</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>38'0"</b>
Days on Market: <b>119</b>	Drive Ins: <b>2 tot./8'0" w x</b>
Zoning: <b>cr/mr</b>	Drive Ins: <b>10'0" h</b>
Sale Conditions: <b>1031 Exchange, Build to Suit</b>	Docks: <b>None</b>
Sale Type: <b>Investment OR Owner/User</b>	



Sales Contacts: **Century Commercial / Sam Yacoub (800) 803-3050 / Andy Pereira (909) 319-1136**

**Investment Notes:**

opportunity knocks endless possibilities with this property use it as a owner occupied to do light industrial work manufacture . repair shop, welding shop, termite yard, machine shop, maybe paint shop please call for more information.Any use will require a work description in order for city to and vet use of property..

## Montclair Jan. 2019 Industrial Properties For Sale

### 3 5353 Arrow Hwy

Montclair, CA 91763

Sale Price: <b>\$1,099,000</b>	RBA: <b>4,634 SF</b>
Price/SF: <b>\$237.16</b>	% Leased: <b>100.0%</b>
Cap Rate: <b>5.02%</b>	Land Area: <b>0.31 AC</b>
Building Type: <b>Service</b>	Year Built: <b>2005</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>-</b>
Days on Market: <b>121</b>	Drive Ins: <b>3 tot./14'0"w x 14'0"h</b>
Zoning: <b>-</b>	Loading Docks: <b>None</b>
Sale Conditions: <b>-</b>	
Sale Type: <b>Investment OR Owner/User</b>	



Sales Contacts: **Adrian Hernandez / Adrian Hernandez (949) 877-2174**

#### Investment Notes:

Investment or Business Owner Opportunity located in Montclair situated close to the Montclair Mall in a Prime Location 1 block east of Central Ave on Arrow Hwy. Building is being leased to Speed Auto Plus an auto shop which pays \$5000/month with 2 years remaining on their rental contract. Current tenant is also selling their business which can be a huge + for you! Sale includes the building only. Business is Sold Separately. Business is For Sale for \$300k with an NOI of \$275k annually, book of business and all machines to be included in the purchase of the Business.

### 4 5065 Brooks St - Freestanding Industrial

Montclair, CA 91763  
Freestanding Industrial

Sale Price: <b>\$2,000,000</b>	RBA: <b>14,000 SF</b>
Price/SF: <b>\$142.86</b>	% Leased: <b>100.0%</b>
Cap Rate: <b>6.00%</b>	Land Area: <b>0.50 AC</b>
Building Type: <b>Warehouse</b>	Year Built: <b>1979</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>15'0"</b>
Days on Market: <b>126</b>	Drive Ins: <b>2 tot./10'0"w x 12'0"h</b>
Zoning: <b>M2</b>	Loading Docks: <b>2 ext (bldg. total)</b>
Sale Conditions: <b>Investment Triple Net</b>	
Sale Type: <b>Investment</b>	



Sales Contacts: **Lee & Associates / Tai Ngo (562) 568-2016 / Justin Chiang (562) 568-2012**

#### Investment Notes:

\*Under contract. If interested, we are taking backup offers. Contact agents to schedule a tour.\*  
Single Tenant NNN Leased Investment and/or Owner-User Opportunity. Priced Well Below Replacement Cost at \$143 PSF.  
Building Features: Concrete Tilt-Up Construction, Power: 1500 Amps / 480V.  
Lease Terms: 5 Year Lease - 6% CAP First Year. Possible user deal, call to discuss.

# Montclair Jan. 2019 Industrial Properties For Sale

## 5 5135 Holt Blvd

Montclair, CA 91763

Sale Price: **\$2,995,000**  
 Price/SF: **\$149.75**  
 Cap Rate: -

RBA: **20,000 SF**  
 % Leased: **100.0%**  
 Land Area: **1.28 AC**

Building Type: **Warehouse**  
 Sale Status: **Active**  
 Days on Market: **157**  
 Zoning: **BP**  
 Sale Conditions: -  
 Sale Type: **Owner/User**

Year Built: **1979**  
 Ceiling Height: **17'0"**  
 Drive Ins: **1 tot./22'0"w x 15'0"h**  
 Loading Docks: **None**



Sales Contacts: **MGR Real Estate, Inc. / Nancy Pun (909) 608-2171 / Carlos Rodriguez (909) 579 1366**

### Investment Notes:

- Attractive building style, design, and construction (low maintenance exterior)
- Ideal size, single tenant commercial building
- Fee simple parcel
- Desirable size and shape lot/parcel
- Large open floor space good for showroom, display, sales, retailing
- Lots of parking in front and rear of property
- Business Park zoning under Holt Boulevard Specific Plan
- Large illuminated monument sign on Holt Boulevard
- Freeway friendly to I-10, 60 freeways
- Block long, rectangular shaped property has direct street access at both ends

## 6 4667 Holt Blvd

Montclair, CA 91763

Sale Price: **\$1,051,518**  
 Price/SF: **\$169.00**  
 Cap Rate: -

RBA: **6,222 SF**  
 % Leased: **100.0%**  
 Land Area: **0.37 AC**

Building Type: **Showroom**  
 Sale Status: **Active**  
 Days on Market: **244**  
 Zoning: **C-3**  
 Sale Conditions: -  
 Sale Type: **Owner/User**

Year Built: **1956**  
 Ceiling Height: **14'0"**  
 Drive Ins: **1 (total)**  
 Loading Docks: **1 ext (bldg. total)**



Sales Contacts: **Lee & Associates Commercial Real Estate Service / Todd Launchbaugh (909) 989-7771 X148**

### Investment Notes:

- ±6,222 sq ft building with Holt Blvd. Exposure
- Fenced Yard with new Fencing
- ±16,310 sq ft lot
- Building has been Completely Remodeled
- New Slurry Coat & Paint
- 16' x 10' Door
- Dock High Door at Rear

## Montclair Jan. 2019 Industrial Properties For Sale

### 7 5123 Brooks St

Montclair, CA 91763

Sale Price: <b>\$2,900,000</b>	RBA: <b>9,600 SF</b>
Price/SF: <b>\$302.08</b>	% Leased: <b>100.0%</b>
Cap Rate: -	Land Area: <b>1.48 AC</b>
Building Type: <b>Warehouse</b>	Year Built: <b>1971</b>
Sale Status: <b>Active</b>	Ceiling Height: -
Days on Market: <b>270</b>	Drive Ins: <b>4 tot./10'0"w x 10'0"h</b>
Zoning: <b>Light Industrial</b>	Loading Docks: <b>1 ext (bldg. total)</b>
Sale Conditions: <b>Full Portfolio Sale</b>	
Sale Type: <b>Owner/User</b>	



Sales Contacts: **MGR Real Estate, Inc. / Jerry Tomeo (909) 996-8877**

#### Investment Notes:

Well established Pallet yard established in 1986 for sale! This sale includes the 9,600 sq foot building with office space and the 64594 sq foot lot! The zoning is light Industrial and the space can be used for a variety of different businesses. Grossing \$1,880,000 per year, the sale of this business includes all the inventory/ machines/ equipment/ trucks and clientele. Located near the 10 free way and backs up to a train track. This will not last long and is in a highly desirable location!

### 8 5407 Holt Blvd

Montclair, CA 91763

Sale Price: <b>\$4,300,000</b>	RBA: <b>36,352 SF</b>
Price/SF: <b>\$118.29</b>	% Leased: <b>100.0%</b>
Cap Rate: -	Land Area: <b>1.97 AC</b>
Building Type: <b>Warehouse</b>	Year Built: <b>1981</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>16'0"</b>
Days on Market: <b>796</b>	Drive Ins: <b>3 tot./10'0"w x 12'0"h</b>
Zoning: <b>BP</b>	Loading Docks: <b>None</b>
Sale Conditions: -	
Sale Type: <b>Owner/User</b>	



Sales Contacts: **Lee & Associates Commercial Real Estate Service / Mark White (909) 373-2727**

#### Investment Notes:

Major Price Drop. Owner is motivated to sell!!!!  
 Investment or Owner/User Opportunity, Free Standing Building, Large Fenced and Secure Yard, Roof and A/C Units Are 6 Years Old, 3 Ground Level Doors Verify All Details  
 Building and portions of the building are also available for lease.  
 Holt/Central

# Montclair Jan. 2019 Industrial Properties For Sale

## 9 4230 Mission Blvd

Montclair, CA 91763

Sale Price: **\$730,000**  
Price/SF: **\$304.17**  
Cap Rate: -

RBA: **2,400 SF**  
% Leased: **100.0%**  
Land Area: **0.37 AC**

Building Type: **Warehouse**  
Sale Status: **Active**  
Days on Market: **2,166**  
Zoning: **MIP, Montclair**  
Sale Conditions: -  
Sale Type: **Owner/User**

Year Built: **1953**  
Ceiling Height: **11'0"**  
Drive Ins: **3 tot./11'0"w x  
11'0"h**  
Loading Docks: **None**



Sales Contacts: **Lee & Associates Commercial Real Estate Service / Todd Launchbaugh (909) 989-7771 X148 / Mark White (909) 373-2727**

### Investment Notes:

2,400 SF Building on a +/- 16,000 SF Site  
Fenced Yard Area  
400 Amps, 240 Volt Power  
Great Street Exposure  
Close to 10, 60 & 71 Freeways

Great Street Exposure  
Close to 10, 60 & 71 Freeways  
Mission Blvd./Ramona Ave.

