

INDUSTRIAL FOR SALE

AVAIL SF: 47,345

TOTAL BLDG SF: 47,345



ADDRESS 59 S MILLIKEN AV, ONTARIO CA ZIP 91761

Sold: 10/15/2008
Co-Op: Doug Wells (562)908-6012 x203
Penta Pacific Properties
Buyer: LBSW LLC - Santa Fe Springs

LEASE RENTAL \$ NFL /mo Gross _____ Net 0.000 Term _____
 SALE PRICE \$ 6,025,000 Price/SF \$ 127.26 Tax \$ TBD Yr 2008-2009
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession COE
 Avail SF 47,345 Dim IRR X IRR Power A TBD V TBD-TBD Ø TBD W TBD
 Min. SF 47,345 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 141,134 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const VERIFY Roof VERIFY Grd Lev Drs 0 Dim _____ Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 39,770 # TBD Rest Rms: M TBD W TBD
 Pkg 156 Fenced N Yr Blt 1988 A/C VERIFY Heat VERIFY Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 603-D7 Zone IND To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE,PARK
 AGENT Alan S Pekarcik, Jr. (949)851-5100 Region SBO Listing # 1200928
 FIRM Voit Commercial 08/29/08
 FTCC CB000N000S000/AOAA Notes Call broker for commission information. Co-listed with AIR NonMember.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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NOTICE OF INVESTMENT OFFERING



Voit Commercial Brokerage has been retained as exclusive agent to market for sale the 100% fee interest in the Airport Tech Center, an approximate 47,345 square-foot industrial and office business park located in the heart of the Western Inland Empire Industrial Market. The four-building park is located at 59 South Milliken Avenue and 4335, 4355 and 4405 East Airport Drive in the city of Ontario, one of the largest transportation hubs in Southern California. The project is located one block south of Interstate 10, several blocks east of Interstate 15, the main north/south state highway through Riverside County, approximately 2 miles east of the LA-Ontario International Airport, the 15th largest cargo airport in North America, and minutes from many retail amenities including, most notably, the Ontario Mills Mall, the #1 tourist attraction in the State of California.

The project features varying unit sizes and office and showroom configurations to accommodate a variety of uses and tenant expansion needs, excellent visibility and regional access, multiple drive entrances providing excellent vehicle and truck circulation throughout the sites, ground-level loading predominantly in rear of the buildings, and has been meticulously maintained by the current ownership. The business park is situated on two parcels, each which contains two buildings and separate ingress/egress points, providing an investor with the ability to dispose of the asset as one or two projects.

Ontario continues to seek to provide a variety of lifestyle choices for the many people who work in the city but live in remote areas. These new developments include urban residential, luxury retail shops and centers, upscale dining choices, full-service hotels, a state-of-the-art 11,000-seat Citizens Business Bank Arena, community parks and additional office space, all of which will benefit the subject property through increased demand for lease space.

EXCLUSIVELY OFFERED BY:

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PROPERTY SUMMARY

Address	59 South Milliken Avenue 4335, 4355 & 4405 East Airport Drive Ontario, CA
Building Area	+47,345 Square Feet
Site Area	+3.24 Acres
Year Built	1988
Construction	Concrete Tilt-Up
No. of Buildings	4
No. of Units	23
Units Sizes	774 – 11,476 Square Feet
Office Build-out	84%
Clearance	12' – 14'
Parking Ratio	3.3 : 1

FINANCIAL SUMMARY

Price	\$8,025,000
Price PSF	\$127.26
Year 1 Projected NOI	\$452,695
Capitalization Rate	7.51%
Percentage Leased	84.07%
Existing Debt	None to be assumed

OWNED & MANAGED BY:

ESSEX | Management
Investment
Development