

FOR SALE

MULTI TENANT INDUSTRIAL

12105 SLAUSON AVE | SANTA FE SPRINGS, CA 90670

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THE OFFERING

GM Properties is pleased to offer this unique opportunity to acquire a Four (4) Unit Multi-Tenant Industrial building in Santa Fe Springs. Built in 1965, this ±9,200 square foot building features office/warehouse units from ±1,900 SF to 3,000 SF on One (1) parcel totaling approximately ±20,133 SF. The property benefits from its central location, self contained parking, and small rear storage yards behind each unit. With undermarket rents, this property provides tremendous upside potential and a value add opportunity.



INVESTMENT SUMMARY

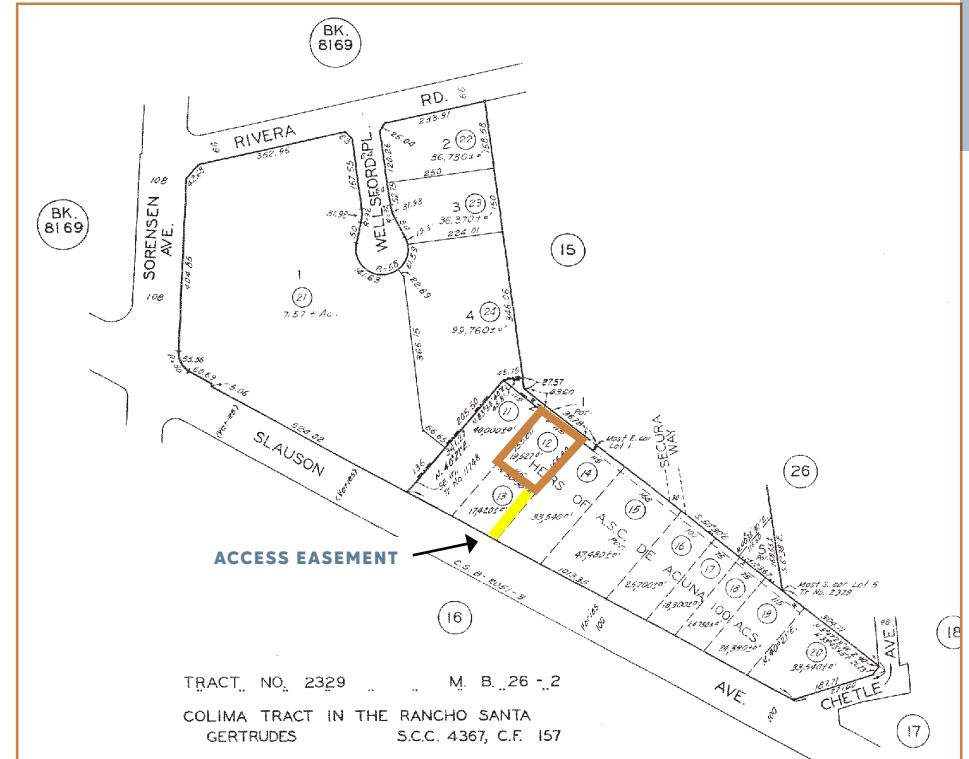
OFFERING PRICE	NEGOTIABLE
EXISTING NOI	\$97,965
TOTAL BUILDING SIZE	±9,200 SF
NUMBER OF UNITS	4
CURRENT OCCUPANCY	100%

PROPERTY OVERVIEW



ADDRESS	12105 Slauson Ave. Santa Fe Springs, CA 90670	NUMBER OF UNITS	4
APN	8168-014-012 (1 parcel)	PARKING	12
LAND SIZE	20,133 sf	TYPE	Class B
YEAR BUILT	1965	STORIES	One (1)

LOCATION & ACCESS



The subject property is situated in Santa Fe Springs, mere minutes from the 605 Freeway. Access to the property is facilitated through a private driveway situated on the adjacent parcel. The surrounding area is characterized by a robust presence of industrial and manufacturing establishments. The current zoning designation is M2, affording a wide array of permissible uses. For a comprehensive list of permitted uses, kindly refer to the following link: [M2 zoning SFS](#). Each unit features a modest office space, 10x10 ground-level loading doors, and a small storage yard at the rear of the building for each unit.

INVESTMENT ANALYSIS

ANNUAL INCOME & EXPENSES

EXISTING RENTAL INCOME	\$109,380
EXISTING EXPENSES (2022)	\$11,415
EXISTING NOI	\$97,965
PROFORMA INCOME (2024 PROJECTION)*	\$135,887

RENT ROLL

	SIZE	RENT	LEASE EXPIRATION	ANNUAL INCREASE
UNIT A	±3,000 SF	\$3,000	01/31/26	3%
UNIT B	±1,900 SF	\$1,912	M TO M	-
UNIT C	±2,100 SF	\$1,926	05/31/24	-
UNIT D	±2,200 SF	\$2,277	11/30/25	3%
TOTAL	±9,200 SF	\$9,115		

EXPENSES

WATER	\$885
MAINTENANCE	\$3,500
INSURANCE	\$2,494
PROPERTY TAXES	\$4,536
TOTAL	\$11,415

*2024 PROJECTION BASED ON EXISTING INCREASES AND NEW RATES FOR EXPIRED LEASES AT \$1.65 PSF



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