

# 4071

GREYSTONE DR., ONTARIO

# FOR SALE

37,500 SF BUILDING

G W. REED  
PRINTING

## OWNER USER OR INVESTMENT OPPORTUNITY

**JARED SWEDELSON**

Vice President

d: 818-742-1632 | m: 818-644-7597

jswedelson@naicapital.com

Cal DRE Lic #02105146

**NAI CAPITAL - ENCINO**

15821 Ventura Boulevard Suite 320

Encino, California 91436

d: 818-905-2400 | f: 818-905-2425

www.naicapital.com

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# PROPERTY OVERVIEW

## DESCRIPTION

An extraordinary opportunity to acquire a single tenant fully leased NNN investment with severely low below-market rent (aprx 75% below market) expiring 08/31/24 with no options. This is a rare investment or owner/user situation to raise rents to market rates with a sub 3% vacancy market or utilize the property as an owner/user. The tenant is a high-volume printing press that uses environmentally friendly soy-based ink. The tenant has been in the location for over 30 years. Property is adjacent to three major freeways.






## BUILDING SPECIFICATIONS

 <b>37,500 SF</b> Building	 <b>91,040 SF</b> Land
 <b>24' Clear</b> Clearance Height	 <b>Year Built</b> 1989
 <b>±5,000 SF</b> (± 1,000 SF Office Mezz)	 <b>4 Dock High Doors</b> (9'x11')
 <b>2 Grade Level Doors</b> (12' x14')	 <b>Sprinkler System</b> .5/2,000 GPM/Sq.Ft.
 <b>Zoned SP</b> Per Grove Avenue Specific Plan	 <b>73 Stalls</b> Employee Parking Stalls
 <b>Power</b> 1200 Amps   277/480 Volt   3 Phase - Expandable up to 1600 Amps (Buyer to Verify)	
 <b>New Property Improvements</b> Pavement slurry, dock bumpers, roll-up doors, sump-pump currently being painted	

## SALE DETAILS

<b>Sale Price:</b>	\$12,750,000
<b>Current NOI as of September 1, 2023:</b>	\$230,162.04
<b>Current Lease Rate:</b>	\$.51/SF per month NNN
<b>Lease Expiring:</b>	08/31/24
<b>Lease Options:</b>	None

# LEASE COMPS

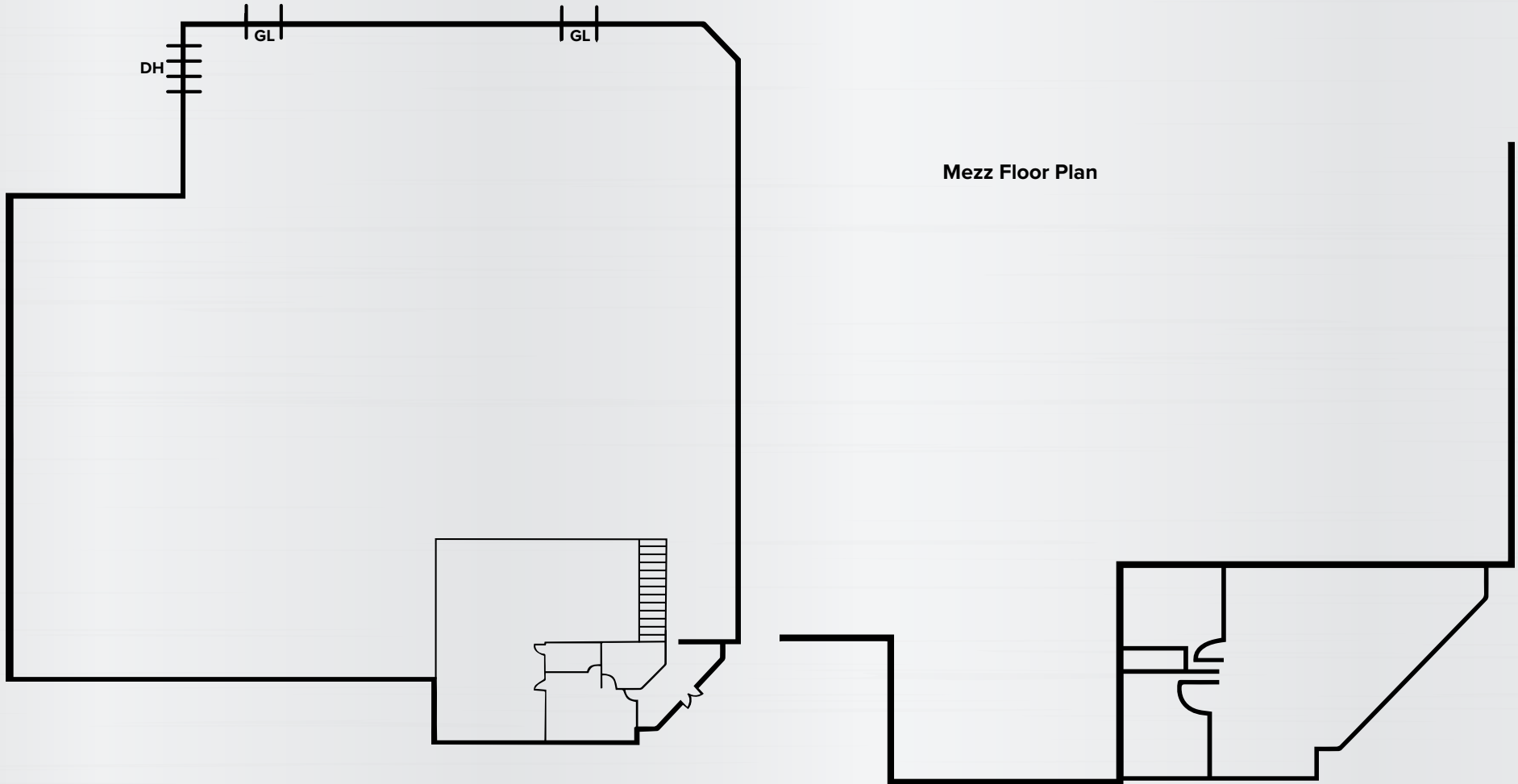
	Space Leased Rent/Sq Ft Eff. Rent Bldg SqFt	Office TI Allow Free Rent NNN Chgs	Trans. Date Expir. Date Term Occ Date	Prop. Type Subtype Bldg. Class Parking	On Mrkt Amps Mul-Ten Yr Built	DH GL POL HT	Sprk Rail Yrd Land	Lessee Lessor Space Type Options/Rent Adj
	1. Rancon Centre Ontario 5576 Ontario Mills Pkwy #B Ontario, Ca 64,000 \$1.80 G 124,850	2,500 As-Is 0	02/22/23 03/30/28 60 mos 04/01/23	Indust Dist A 64sp/1.0:1	1,200 Y 1988	10 1 Y 26	Y N Y 280,091	Cenntro Automotive Bal Freeway Associates New Deal / 4% Annual Increases
	Mrkt: Inland Empire / Submrkt: Inland Empire West Comments: Lease Status: Executed							
	2. Majestic Airport Ctr 1460 Archibald Ave Ontario, Ca 57,500 \$1.75 NNN \$1.82 57,500	1,630 As-Is 0 \$0.1697/	02/14/23 05/31/26 36 mos 06/01/23	Indust Dist A 79sp/1.4:1	400 N 1999	9 1 N 28	Y N Y 118,048	Ylluck Inc Majestics Realty Co Renewal / 4% Annual Increase
	Mrkt: Inland Empire / Submrkt: Inland Empire West Comments: Lease Status: Executed							
	3. California Commerce Ctr 2837 Cedar St Ontario, Ca 40,159 \$1.85 NNN \$2.17 40,159	2,260 \$1.25/sf 3 mos \$0.25/sf	03/01/23 03/31/33 120 mos 04/01/23	Indust Dist B 150sp/3.7:1	2,000 N 1990	4 3 N 24	Y N Y 138,521	Tesla Prologis New Deal / 4% Annual Increase
	Mrkt: Inland Empire / Submrkt: Inland Empire West Comments: Lease Status: Executed							
	4. Leed Ontario III 4601 E Airport Dr Ontario, Ca 47,905 \$1.86 G 47,905	6,000 0.00 0	05/11/23 06/30/26 36 mos 07/01/23	Indust Dist B	4,000 N 1990	4 1 N 24	Y N Y 107,158	Domino's Pizza The Bradmore Group New Deal / 4% annual increases
	Mrkt: Inland Empire / Submrkt: Inland Empire West Comments: Lease Status: Executed							
	5. Rexford Empire Commerce Ctr 3022 Inland Empire Blvd Ontario, Ca 32,609 \$1.78 MG \$1.87 61,655	1,940 As-Is 0	02/16/23 02/28/26 36 mos 03/01/23	Indust Dist B	1,400 Y 1985	5 1 Y 24	Y N N	Fortune Tau Freight Rexford Industrial Realty LP New Deal / 5% Annual Increase
	Mrkt: Inland Empire / Submrkt: Inland Empire West Comments: Lease Status: Executed							

# SALE COMPS

	Address	Sale Date Sale Price Price/SF	Type Year Built RBA	Land Acres Land SF Zoning
	2000C S Grove Ave - Bldg C Ontario, CA 91761	Aug 8, 2022 \$15,370,000 \$375.34	3 Star Industrial Warehouse 2003 40,950 SF	1.34 AC 58,370 SF BP
	1020 Mildred St - Bldg D Ontario, CA 91761	Jul 13, 2022 \$32,746,000 \$450.01	3 Star Industrial Distribution 2018 72,768 SF	4.29 AC 187,086 SF IG
	1172 E Holt Blvd Ontario, CA 91761	May 25, 2022 \$17,800,000 \$404.51	3 Star Industrial 2021 44,004 SF	2.12 AC 92,347 SF -
	1154 E Holt Blvd Ontario, CA 91761	Apr 29, 2022 \$14,200,000 \$405.33	3 Star Industrial 2022 35,033 SF	1.65 AC 71,874 SF M2
	4280 E Lowell Street – Bldg 1 Ontario, CA 91761	September 9th, 2022 \$9,210,000 \$365	2 Star Industrial 2000 25,232 SF	1.83 AC 79,489 SF SP

# SITE PLAN

☆ NOT TO SCALE



# AERIAL MAP



# PHOTOS



**4071**  
**GREYSTONE DR**

**G. W. REED**  
**PRINTING**

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