



MONDAY MARKET UPDATE

May 8, 2023

LISTINGS ▾

INDUSTRIAL OUTDOOR STORAGE (IOS)

FOR LEASE



5165 G STREET
Chino, CA

ACREAGE: ±4.3 AC

STRUCTURES: ±7,500 SF

ASKING RATE: ±\$110,000 / Month NNN

ZONING/USE M2

14841-14859 WHITTRAM AVENUE
Fontana, CA

ACREAGE: ±2.45 AC

STRUCTURES: ±1,600 SF

ASKING RATE: TBD

ZONING/USE:

MUP in Progress - Truck & Trailer Storage (verify)

FOR LEASE



446 & 450 FOGG STREET
Colton, CA

ACREAGE: ±1.04 AC - Parcel 1
±3.00 AC - Parcel 2

STRUCTURES: Three Small Improved Structures (Parcel 1)
Two Small Improved Structures (Parcel 2)

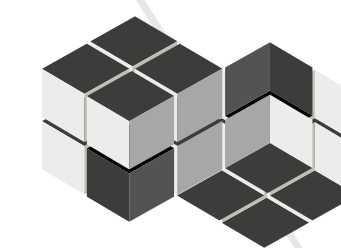
ASKING RATE: ±\$10,900,000

PRICE PER SF: ±\$62 / SF

ZONING/USE: M1, Light Industrial (Parcels 1 & 2)
Colton Permitted Uses (verify)
Colton CUP Checklist

FOR LEASE / SALE





INDUSTRIAL OUTDOOR STORAGE

NONE OF THE LISTED TRANSACTIONS WERE BROKERED BY MACLEOD & CO.



SALE DATE: 02.14.2023

**19792 EL RIVINO ROAD
Bloomington, CA**

ACREAGE: ±2.72 AC

PRICE: \$9,300,000

PRICE PER LAND SF: ±\$78.49/SF

BUYER PROFILE: Institutional Investor

SELLER PROFILE: Investor

USE AT CLOSING: Contractor Storage Yard

CAP RATE: Verifying, 18 month sale-leaseback

ADDITIONAL COMMENTS:

18-month sale leaseback; CUP in place for contractor storage yard

SALE DATE: 02.03.2023

**2239 WEST STONEHURST DRIVE
Rialto, CA**

ACREAGE: ±5 AC

PRICE: \$17,000,000

PRICE PER SF: ±\$78.05/SF

BUYER PROFILE: Institutional Investor

SELLER PROFILE: Owner User - Sale-leaseback

USE AT CLOSING: Contractor Storage / Construction

CAP RATE: 5.3%, 1 year sale-leaseback

ADDITIONAL COMMENTS:

Seller reportedly leased back for 1-year at \$75,000 NNN / month



SALE DATE: 04.07.2023

**13925 BENSON AVENUE
Chino, CA**

ACREAGE: ±6.6 AC

PRICE: \$27,500,000

PRICE PER LAND SF: ±\$95.65/SF

BUYER PROFILE: Institutional Investor

SELLER PROFILE: Investor

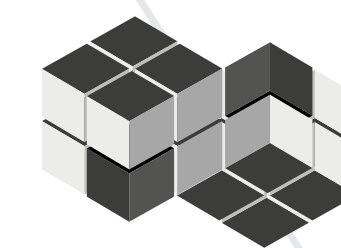
USE AT CLOSING: Contractor Storage / Construction

CAP RATE: 5.25%, 2 year sale-leaseback

ADDITIONAL COMMENTS:

Two year sale leaseback at 5.25%, 4% bumps





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SALE DATE: 01.26.2023

**805 WEST RIALTO AVENUE
Rialto, CA**

ACREAGE: ±5.18 AC

PRICE: \$12,900,000

PRICE PER LAND SF: ±\$57.17/SF

BUYER PROFILE: Institutional Investor

SELLER PROFILE: Owner User - Sale-leaseback

USE AT CLOSING: Contractor Storage / Construction

CAP RATE: Verifying

ADDITIONAL COMMENTS:

Transaction consisted of ±5.18 AC with 3 buildings onsite. Seller was a construction company.

SALE DATE: 12.29.2022

**4500 AZUSA CANYON ROAD
Irwindale, CA**

ACREAGE: ±7.9 AC

PRICE: \$40,000,000

PRICE PER SF: ±\$116.23/SF

BUYER PROFILE: Institutional Investor

SELLER PROFILE: Owner User - Sale-leaseback

USE AT CLOSING:

Warehousing with an outside storage component

Cap Rate: 5.3%, 5 year sale-leaseback

CAP RATE: 5.3%, 1 year sale-leaseback

ADDITIONAL COMMENTS:

Sale Leaseback with Sparklets at a 5.3% cap rate



For IOS Lease Comp Data, please schedule a call with our team.

None of these listed transactions were brokered by MacLeod & Co. This email is intended to provide an update on recently closed transactions in the southern California industrial market. The information contained herein was obtained from sources believed to be reliable; however, the broker makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

All images of properties were sourced from Google Earth.



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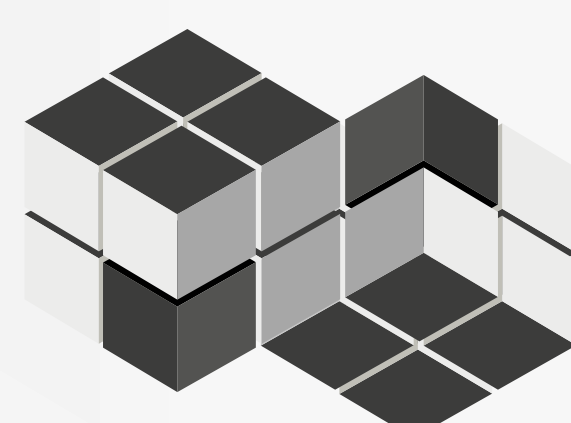
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