

CASE STUDY



10001 PIONEER BLVD., SANTA FE SPRINGS

1001 PIONEER BLVD., SANTA FE SPRINGS, CA | ±13,919 SQ. FT. LEASED

RESILIENCE AND CREATIVITY LED TO A SUCCESSFUL EXPANSION INTO A LARGER FACILITY

CHALLENGE:

A Santa Fe Springs-based company had occupied a 6,800 sq. ft. industrial building and had completely outgrown the facility just two years into their three year lease. Loren Cargile of Voit Real Estate Services has tasked with finding the client a larger building to accommodate future growth. The client's business was building its way to become a more established company but did not yet have financials to capture most ownerships' attention. Separately, because the client was maxed out in their previous facility, they were not able to take on additional business.

SOLUTION:

Loren Cargile took a full assessment of the client's needs and identified a short list of buildings that could meet the client's requirements. Recognizing that the client's financials might pose a concern for prospective landlords, Loren and his client presented offers that included extra securitization to help landlords become more comfortable. Loren's client eventually focused on the subject building. The ownership was an institutional landlord who eventually required more securitization than Loren and his client originally anticipated. Loren and his client exhausted multiple resources until they finally found the solution to meet the landlord's securitization requirements.

RESULTS:

Through Loren's and his client's resilience and creativity, they were able to secure a lease at a larger facility, will allow the client to grow their business exponentially over the next several years.



CLIENT:

ALL PURPOSE BANDING, LLC

TRANSACTION TYPE:

Single Tenant Building Lease

LOCATION:

Santa Fe Springs, CA



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