



CASE STUDY

11831 Wakeman Street
Santa Fe Springs, CA

Voit
REAL ESTATE SERVICES

HELPED SECURE AN IDEAL OFFSITE WAREHOUSE FOR A GROWING BUSINESS

CHALLENGE:

A rapidly growing Santa Fe Springs-based cosmetics company maxed out their main 33k sq. ft. facility and was in dire need of a nearby warehouse to house new inventory. The client ideally needed a building that offered the following features: minimal office, at least one truckwell door and a fenced yard. The fenced yard/truckwell combination were especially tough to find, particularly in a submarket with extremely low vacancy. Additionally, the client needed a facility that was ready for immediate occupancy so that product which was en route for delivery could be housed at the offsite warehouse.

SOLUTION:

The client engaged Loren Cargile of Voit Real Estate Services because of his knowledge and experience in the Mid Counties submarket. Loren utilized his building owner and local broker resources to quickly identify a building that was suitable for the client. This particular building offered the exact features the client needed and would also be ready for immediate occupancy after renovations were completed by the owner. Loren effectively represented the client by quickly presenting a competitive offer and arranged for a tour of the client's facility with the building owners. The competitive offer, financial strength of the client and meeting arranged by Loren between the client and building owners collectively distinguished the client above all other prospective tenants.

RESULTS:

Loren was able to utilize his knowledge of the Mid Counties submarket to identify a building that will provide excess warehousing capabilities to a rapidly growing business. Additionally, Loren's experience and strategic approach in negotiating industrial lease transactions provided his client a competitive advantage over other offers, which ultimately enabled his client to secure the property.

TRANSACTION TYPE:

Single-Tenant Industrial Building Lease

CLIENT:

Unique Formulation Research, Inc.

LOCATION:

Santa Fe Springs, CA

TOTAL CONSIDERATION:

\$869,946

"We enjoyed working with Loren and appreciated all of his help and due diligence through the entire process."

—Unique Formulation Research, Inc.

FOR MORE INFORMATION, CONTACT:



LOREN CARGILE
Senior Associate
Lic #01431329
(714) 935.2306
lcargile@voitco.com