



13171 ROSECRANS AVE., SANTA FE SPRINGS, CA

TRANSACTION SUMMARY

Property Size:	8,640 SF
Property Type:	Industrial (Freestanding)
Sale Price:	\$215/SF (Inquire for additional information)
Date Sold:	October 27, 2020

TRANSACTION SUMMARY

Loren Cargile of the Cargile Commercial Group recently represented the seller of an 8,640 square foot industrial buildings located in Santa Fe Springs. The building itself had appealing features such as a large fenced yard, two oversized ground level doors, a functional office layout, and street frontage. However, there were two major challenges that had to be overcome in order to facilitate the sale: 1) the COVID-19 pandemic and 2) find a buyer that was willing to address all of the deferred maintenance issues the building had. The first challenge was totally unexpected for everyone and there was not that much that could be done between April – May, 2020. However, Loren stayed persistent in his marketing efforts despite a temporary halt in industrial real estate activity. The second challenge was addressed by reducing the asking price to a level that reflected the building's poor condition and personally vetting prospective buyers to make sure the eventual buyer was comfortable and able in addressing the building's deferred maintenance. Loren was able to stay persistent and overcome both challenges for the seller and complete the sale at a the maximum price for the building.

If you are interested in leasing or selling your industrial building, please contact [Loren Cargile](#) of the [Cargile Commercial Group](#) at [Voit Real Estate Services](#).

LOREN CARGILE, MBA
Vice President
Lic #01431329
714.935.2306
lcargile@voitco.com

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
714.978.7880 • 714.978.9431 Fax
Lic #01991785
www.VoitCo.com