



Real People. Real Solutions.®

CASE STUDY

13560/13564 LARWIN CIRCLE
SANTA FE SPRINGS, CA

Voit
REAL ESTATE SERVICES

BROKER-RECOMMENDED PROPERTY RENOVATIONS AND LOCAL MARKET KNOWLEDGE LED TO QUICK LEASE UP AT MARKET HIGH LEASE RATES

CHALLENGE:

A private investor owned two adjacent industrial buildings formerly occupied by one company who had been a tenant in the buildings for more than twenty years. Due to the length of tenancy of the former occupant and several modifications the former occupant made, the landlord was faced with a multitude of necessary property renovations. In addition to renovations, the landlord desired to create marketable layouts for each building that would appeal to a wide range of prospective tenants.

SOLUTION:

Loren Cargile of Voit Real Estate Services was hired by the landlord to facilitate the leasing of both buildings on behalf of the landlord. Loren's knowledge of functional floor plans in the Santa Fe Springs market allowed him to present conceptual floor plans that provided maximum functionality. Additionally, Loren's understanding of the local industrial market allowed him to price the buildings at a level which yielded the maximum rents for the landlord.

RESULTS:

The modified floor plans suggested by Loren Cargile combined with Loren's aggressive marketing efforts led to each building being leased within two months of the prior tenant vacating the buildings. Loren achieved optimal lease terms with qualified tenants in very little downtime.

TRANSACTION TYPE:

Lease
Two Single Tenant Buildings
Industrial

CLIENT:

Helgard Field Trust

LOCATION:

Santa Fe Springs, CA

TOTAL CONSIDERATION:

\$430,531

FOR MORE INFORMATION, CONTACT:



Loren Cargile
Senior Associate
Lic #01431329
(714) 935.2306
lcargile@voitco.com