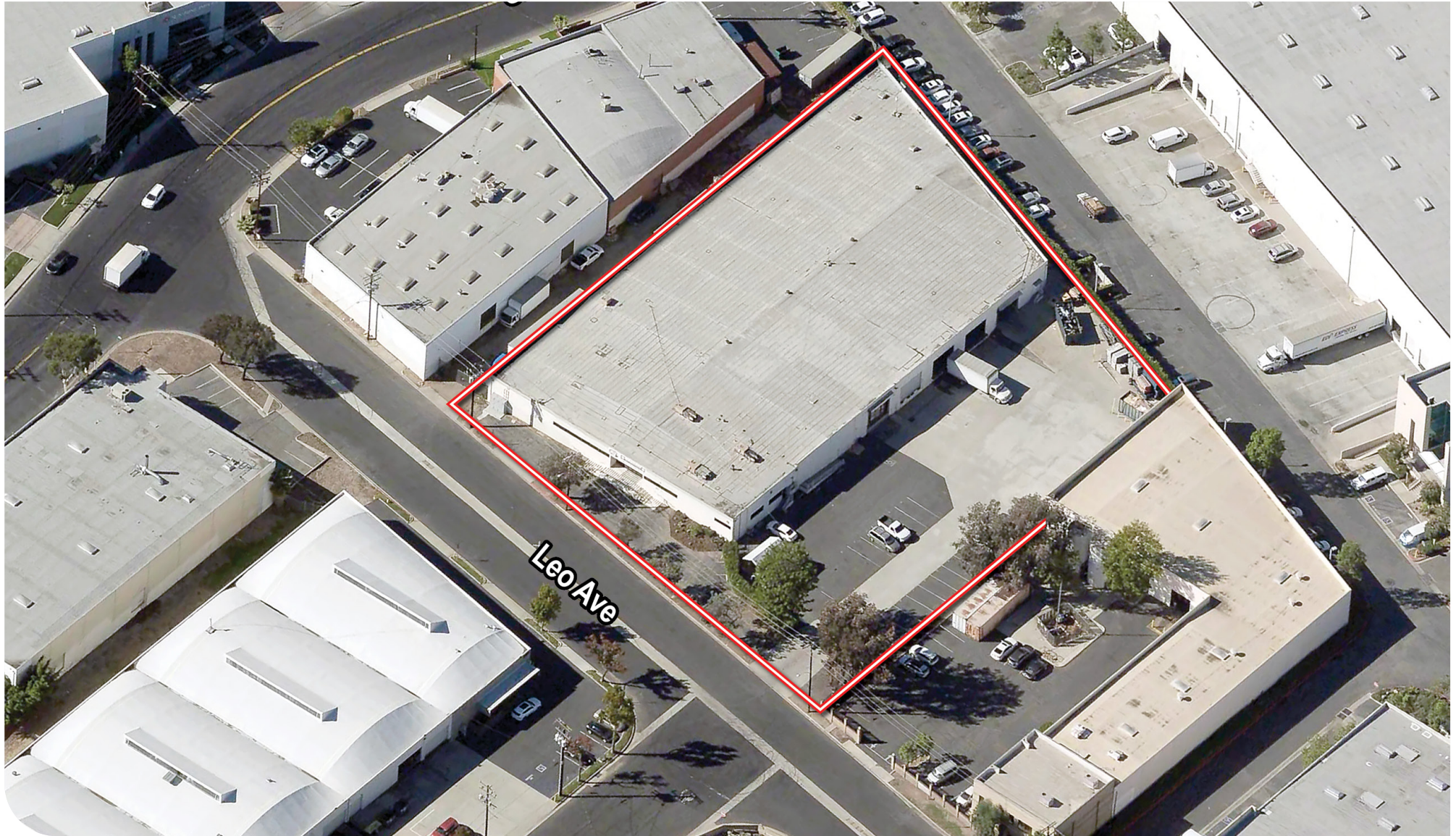


CASE STUDY



2121 LEO AVE., COMMERCE, CA

Voit
REAL ESTATE SERVICES

CARGILE
COMMERCIAL GROUP

2121 LEO AVE., COMMERCE | ± 40,050 SF LEASED

SECURED AN EXPANSION FACILITY FOR A REPEAT CLIENT WITH A CRITICAL TIMELINE

CHALLENGE:

A repeat client of the Loren Cargile with the Cargile Commercial Group needed assistance securing an expansion facility in a very short timeframe. The most critical element of this requirement was finding the client a building that was vacant and ready for immediate occupancy. In addition to the time element of this requirement, the client also needed a large fenced yard to store raw materials and dock high loading for shipments.

SOLUTION:

Loren had a strong understanding of the client's need for specific features and utilized his connections within the brokerage community to identify a vacant building with virtually all of the features the client needed. After identifying this building, Loren quickly toured his client through the property and was able to start negotiations shortly thereafter. Loren also leveraged his experiencing in negotiating industrial lease transactions to identify and secure favorable deal terms for this client.

RESULTS:

Loren's client needed to vacate their existing building, which was also too small of a facility for their operations, within a short timeframe. Loren was not only able to find the client a vacant building, but also was able to secure one that provided for additional square footage for future expansion and a large yard/dock high loading to make their operations more efficient.

CLIENT:

SOFT PACKAGING, INC.

TRANSACTION TYPE:

SINGLE TENANT BUILDING LEASE

LOCATION:

COMMERCE, CA

TOTAL CONSIDERATION:

\$2,894,695.00



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