



MACLEOD & CO.

INLAND EMPIRE | INDUSTRIAL



IN ESCROW

5600 MARKET ST., JURUPA VALLEY

15.23 Acres

Exclusively Represent Buyer & Seller



FOR SALE

9089 8TH ST., RANCHO

129,704 SF

Call Brokers For Pricing



RECENTLY SOLD

1720 S CARLOS AVE., ONTARIO

43,356 SF

Exclusively Represented Seller



RECENTLY LEASED

5490 E FRANCIS ST., ONTARIO

161,311 SF

Exclusively Represented Tenant

COMPANY SERVICES

- ✓ Capital Markets
- ✓ Tenant Representation
- ✓ Investment Sales
- ✓ Agency Leasing
- ✓ Land Sales
- ✓ Industrial Outdoor Storage

EXCLUSIVE LISTINGS



5177 CHINO AVE., CHINO
54,936 Bldg SF on 3.61 Acres



5002 LINDSAY CT., CHINO
32,050 SF



3612 PHILADELPHIA ST., CHINO
3.98 Acres



11053 CATAWBA AVE., FONTANA
2.34 Acres



MISSION TRAIL, WILDOMAR
8.50 Acres



8864 JURUPA RD., JURUPA VALLEY
19,720 Bldg SF on 2.71 Acres



3625 PHILADELPHIA ST., CHINO
2.00 - 4.00 Acres



1799 RUSTIN AVE., RIVERSIDE
30,404 SF



2344 SARATOGA WAY,
SAN BERNARDINO
25,568 SF



2780 RUBIDOUX BLVD.,
JURUPA VALLEY
3.68 Acres

BUILDING SALE COMPARABLES

Transaction Date	Address City	Buyer Seller	Type	Bldg SF	Price / PSF	Clr Ht	DH GL	Sprink	Off	Yr Built
10/14/24	13201 Dahlia St Fontana	Rexford Industrial Cabot Properties	Investment	278,650	\$251.57	30'	59 4	ESFR	6,000	1989
9/19/24	16604 Slover Ave Fontana	BGO Panattoni	Investment	690,697	\$348.26	40'	92 4	ESFR	Verifying	2024
8/26/24	717 W State St Ontario	TA Realty Brasa Capital	Investment	106,212	\$334.24	36'	16 2	ESFR	Verifying	2023
8/12/24	14339 Whittram Ave Fontana	Warehouse Specialists Oakmont Industrial	User	209,700	\$280.00	36'	27 2	ESFR	3,110	2023
7/23/24	8531 Almond Ave Fontana	Yubo Dong Stewart Development	User	39,500	\$329.28	30'	3 2	ESFR	3,000	2024
5/23/24	1219 E Elm St Ontario	Hany & Howayda Dmitry C2H2, LTD.	User	37,816	\$323.94	24'	2 2	Yes	13,613	2005

BUILDING LEASE COMPARABLES

Sign Date	Address City	Lessee Lessor	SF Leased	Term (Mo)	Rent / PSF	EST NNN	Clr Ht	DH GL	Sprink	Off	Yr Blt
10/3/2024	2775 E Philadelphia St Ontario	Senfeng Laser USA	45,000	63	\$1.26 G	\$0.04	26'	4 3	.60 / 3,000	6,000	2004
10/1/2024	500 S Dupont Ave Ontario	BEST, Inc. Rexford Industrial	274,885	43	\$1.13 NNN	\$0.29	30'	46 3	ESFR	6,119	1987
9/19/2024	6725 Kimball Ave Chino	Monster Beverage Manulife	433,487	131	\$1.25 MG	Verifying	32'	51 2	ESFR	14,770	2002
9/1/2024	302 Rockefeller Ave Ontario	First Rate Furniture Rexford Industrial	99,282	66	\$1.16 NNN	\$0.23	30'	38 2	ESFR	3,049	2000
8/1/2024	10613 Jasmine St Fontana	Brand Globalization Sieroty Company	91,032	39	\$1.36 NNN	\$0.12	30'	12 2	.60 / 3,000	2,500	1990
7/17/2024	3551 Placentia Ct	Speeder Solutions, Inc. Heitman Holdings	60,374	63	\$1.18 MG	\$0.23	24'	11 1	Yes	7,808	1986

LAND SALE COMPARABLES

Sale Date	Address City	Buyer Seller	Type	Acreage	Price PLF	Yard Type	Yard Condition	Fenced	Lit	Yr Blt
10/4/2024	18382-18370 Slover Ave Bloomington	Primoris Caruso & Cudeck Trust	User	4.60 Acres	\$83.29	Outside Storage	Paved	Yes	Yes	1999
8/27/2024	13575 Benson Ave Chino	Primoris David Frewing	User	4.75 Acres	\$91.83	Outside Storage	Paved	Yes	Yes	1972
2/26/2024	11080 Cherry Ave Fontana	Harold Bither Hager Pacific	User	2.25 Acres	\$91.83	Truck Yard	Paved	Yes	Yes	1980
3/29/2024	14859 Whittram Ave Fontana	Pallet User Stonemont Financial	User	2.76 Acres	\$68.02	Outside Storage	Compact Dirt	Yes	No	1936
3/4/2024	613 S Oaks Ave Ontario	Ambient MB2k LLC	Investment	2.05 Acres	\$53.75	Outside Storage	Paved	Yes	Yes	1990
2/7/2024	1369 W 9th St Upland	Alterra Brown Family Trust	Investment	4.50 Acres	\$67.48	Outside Storage	Partially Paved	Yes	Yes	1910

LAND LEASE COMPARABLES

Sign Date	Address City	Lessee Lessor	Acres Leased	Term (Mo)	Rent / PLF	Est NNN	Yard Type	Yard Condition	Fenced	Lit	Yr Blt
8/15/2024	20071 Kendall Dr San Bernardino	May Trucking Ocean West	5.19 Acres	42	\$.40 NNN	\$0.11	Trailer Storage	Paved	Yes	Yes	2023
8/15/2024	4724 Hallmark Pky San Bernardino	Dollar Tree Ocean West	4.36 Acres	60	\$.40 NNN	\$0.11	Trailer Storage	Paved	Yes	Yes	2023
8/5/2024	25525 Redlands Blvd Redlands	Doka USA LTD Private	9.40 Acres	122	\$1.87 NNN	\$0.01	Outside Storage	Concrete	Yes	Yes	1965
8/1/2024	2331 S Baker Ave Ontario	Rivian Stonemont Financial	3.15 Acres	36	\$.51 NNN	Verifying	Outside Storage	Gravel	Yes	Yes	1980
6/1/2024	5005 E Philadelphia St Ontario	Swift LBA	3.34 Acres	56	\$.40 G	Gross	Trailer Storage	Paved	Yes	Yes	Verifying
5/24/2024	1406 South Cucamonga Ave Ontario	GLS Mass Transit Properties	3.24 Acres	61	\$.71 NNN	\$0.04	Truck Terminal	Paved	Yes	Yes	1989

LETTER FROM CHASE MACLEOD

Dear Friends,

Thank you for reviewing our latest market insights for the Inland Empire industrial market. With the continued support of our valued clients, despite continued volatility in the market, 2024 is set to be another record year for our company.

We currently have over \$67 million of industrial real estate in escrow and have sold over \$22 million, while completing 400,000 SF of tenant representation and agency leasing this year. In addition, we have 300,000 SF of industrial warehouse space and 45 acres of industrial land and IOS properties available for clients looking to expand or invest. Whether you're seeking to lease additional space, place 1031 exchange funds, source off-market investment opportunities, or secure land for future development, we encourage you to leverage our company's significant track record of success to achieve your goals.

TO OUR TENANTS:

You have not had this much negotiating power since the last recession. Landlords and owners are focused on filling current vacancies and avoiding future vacancies. We recently negotiated over 300,000 SF of industrial warehouse renewal lease extensions and new location leases exclusively on behalf of tenants and business owners. If your lease is expiring in 12 months or less, please contact us for a complimentary analysis, and for a lease comp report.

TO OUR LANDLORDS:

Our company is working with numerous tenant requirements throughout the market. Furthermore, we have successfully represented multiple tenants this year in markets like Carson, Chino, Ontario and Fontana. For questions about what tenants are currently planning, discussing and budgeting for the new year, please contact us.

TO OUR INVESTORS & DEVELOPERS:

The "Bid / Ask" spread remains the common theme throughout the market. However, our company is actively meeting with private owners of industrial real estate on a daily basis, and educating them on the current state of the market. While the disconnect on value between sellers and buyers remains, we are continuously being asked by these owners our opinion of value and what prices investors would pay.

Our team is here to help you achieve success. Contact us today to discuss your goals and explore how we can support your growth.



Sincerely,

Chase MacLeod
Founder & CEO
MacLeod & Co.

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