

AFTER SEVERAL LEASES, WTA PURCHASES THEIR NEW LONG-TERM FACILITY IN SANTA FE SPRINGS

**PURCHASED
SANTA FE SPRINGS, CA**



CHALLENGE

As we considered our upcoming lease expiration and our long-term plan to purchase a new warehouse for our growing business, we were met with a market that featured incredibly low vacancy, high demand, and rapidly appreciating values. These fundamentals, matched with our need for at least a 25% larger building and a limited budget, created a scenario where there were only few options for us to consider.



ACTION

After viewing a couple modern 'turnkey' facilities that did not work out, Chris and his team changed our attention and presented to us an older building (but one with very good features) that had real potential if properly upgraded. His team also provided us to a network of lenders and contractors who were able to assess the viability of the building renovation plan. Chris helped us formulate an acceptable offer that would keep the overall cost, including renovation work, within our budget.



RESULT

We closed on the transaction and begin the renovation work immediately upon the closing, and will now enjoy the benefits of owning this facility in a thriving industrial property marketplace for years to come.

- Negotiated sale price below the market average per square foot.
- Secured financing for both building and renovation/improvements.
- 17,823 square foot industrial building



TESTIMONIAL

"Christopher and his team helped us get all the right people in place at the right time to close the deal. He has helped me on two leases in the past and now with the purchase of this property. I consider Chris a valuable resource and would recommend that you also work with him if you are looking at completing any industrial real estate transaction. He will take care of you."

- Sam Lee, Wintech USA



COMMERCIAL REAL ESTATE SERVICES

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