

Broker's News

Lease and Acquisition Property Information

September 2007

Spotlight on a Property 3040 Redhill Avenue, Costa Mesa

Located in the prestigious Redhill-Fischer Business Park in the Irvine Business Complex, 3040 Redhill Avenue, Costa Mesa, offers 26,400 square feet of modern industrial, distribution or R&D space.

This high profile facility is set in a business park with mature landscaping and offers convenient access to freeways, beaches, housing of all types, John Wayne Airport and the amenities of the South Coast Metro area.

An approximately 8,650 square feet of air-conditioned office / flex tech space with 1,600 Amps of power in this fully sprinkled building make this facility attractive to a wide variety of tenants. Excellent truck access, a fenced yard and renovated shop restrooms add to the desirability of the facility.

We will consider reconfiguring the office / flex tech space to suit your client's requirements. We offer computer-aided space planning to assist your clients in visualizing their relocation to the facility.

Extremely low NNN charges and a first year monthly rent rate of \$0.79 per square foot triple net make a lease on the premises a competitive advantage to your client's bottom line.

Please call Joe Erickson at (949) 752-2100 or e-mail him at joe_icm@pacbell.net to schedule a tour of the premises or to discuss it further. As with all of our available properties, a full commission is promptly paid to the procuring broker.



3040 Redhill Avenue, Costa Mesa

ISIDORE C.
MYERS
JOSEPH A. **ERICKSON**
Properties, Inc.

New Acquisition in Placentia by Jay Myers

The latest addition to our portfolio is a 2.6 acre parcel in Placentia located at 210 E. Crowther Ave. This property features a 37,200 sq. ft., 22 ft. clear height building with 1,100 sq. ft. of office. The building's 13 ground level doors provide access to the property's 1.7 acre concrete yard area. The entire property is walled and highly secure.

The former, long-term home of Roll-A-Long Van's Inc. was marketed by the CB Richard Ellis broker team of **Ben Seybold** and **Sean Ward** who also represented ICM-JAE Investments Ltd. in the purchase transaction. We are pleased to quote Sean Ward's message to us the day after escrow closed. *"By the way, congratulations on the closing!!! We really appreciate the manner in which you handled this transaction. You certainly proved yourselves as credible buyers who do what they say. We would love to work with you on other acquisitions and will continue to send them your way."*

We pursued this acquisition without a tenant-in-tow. We recognized that this property's large yard area with superb building access and highly security perimeter gave it broad appeal to many types of industrial or commercial users;

Continued...

Owners ■ Managers ■ Developers

Acquisition cont.

businesses that maintain modify or operate a large fleet of vehicles in particular.

Thanks again to the efforts of Ben Seybold and Sean Ward, we were fortunate to quickly identify a highly qualified prospective tenant and executed a 4-year lease, with an additional 4-year option just days after closing escrow. We now welcome Brea-based **Harbor Truck Bodies Inc.**, a major manufacturer of custom built commercial truck bodies as our newest tenant. This commitment significantly expands their manufacturing capacity and positions them for growth. **HTB president Kenneth Lindt** and **executive vice-president Randy Dickerson** were represented by **Louis Tomaselli** of Voit Commercial Brokerage in the lease transaction.

Our thanks to all the companies and individuals who supported us in making this acquisition and long-term lease commitment possible.



210 East Crowther, Placentia

Always look for new ideas and opportunities, pursue them aggressively and intelligently. Opportunities are there to be discovered, even during the worst of times, you can succeed by working hard and using your talents to the utmost.

Isidore C. Myers

Available Properties

We currently have the following industrial property available for lease:

3040 Redhill Avenue, Costa Mesa 26,400 SF

Contact Joe Erickson at (949) 752-2100 or see our web site www.icmyers.com for additional information. We promptly pay a full commission to a procuring broker.

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Full Commissions Promptly Paid!

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