

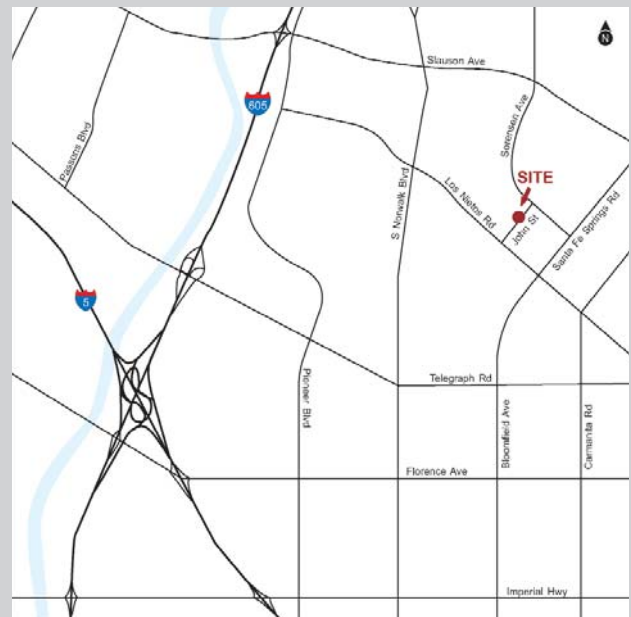
Fully Leased ±182,566 sf Freestanding Industrial Building 9601-9603 John Street | Santa Fe Springs, California



Leased Investment for Sale

Building Features

- :: ±182,566 sf Freestanding Industrial Building
- :: Divisible Building
- :: Corporate Headquarters
- :: Fully Leased with One Credit Tenant
- :: Tenant Traded on Nasdaq: QUIX
- :: Built in 1966, Renovated in 1989
- :: ±7.3 Acre Lot
- :: Zoned SSM-2 (Santa Fe Springs)
- :: Fully Fire Sprinklered
- :: 22'-24' Clear Height
- :: Large Fenced Yard
- :: 9,000 Amps, 277-480 Volts, 3 Phase, 4 Wire
- :: 186 Parking Spaces
- :: Midway Point Between Downtown Los Angeles and Central Orange County
- :: Easy Access to Freeways 5 and 605



Chris Migliori 

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Offering

Purchase Price:	\$13,200,000
CAP Rate:	8.09%
Vacancy Reserves:	5.00%
Capital Reserves:	3.00%
Annual Rental Income:	\$1,161,120
Net Operating Income:	\$1,068,230

Lease Summary

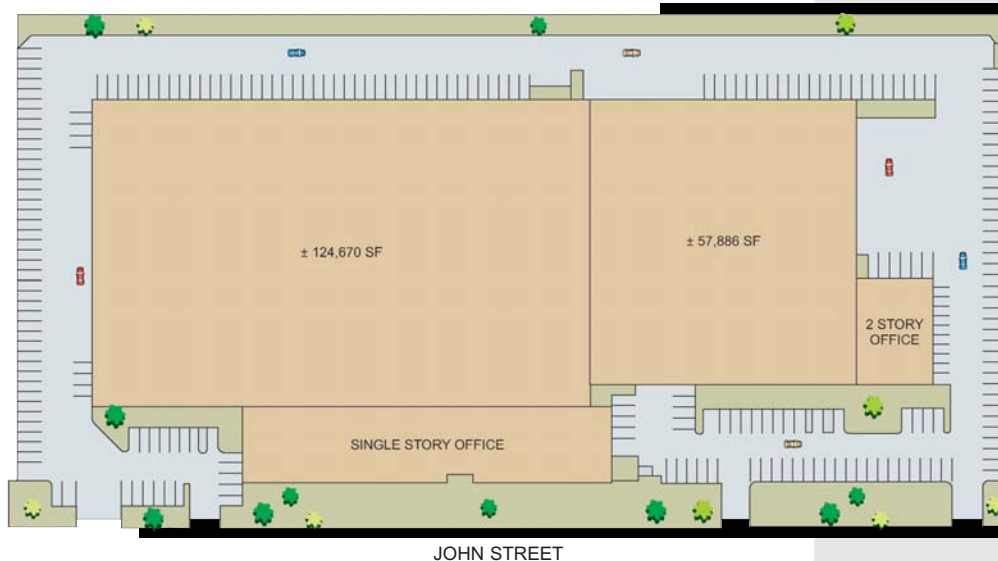
Tenant:	Quixote Corporation <i>Nasdaq Symbol: QUIX</i>
Web Site:	quixotecorp.com
Lease Type:	NNN
Rate/SF:	\$0.53
Lease Term:	Expires 5/15/08
Annual Increases:	None
Options:	None



Santa Fe Springs

Santa Fe Springs has steadily grown into one of the key industrial cities of Southern California. Part of the reason for this is its location in the busy "southwest corridor," midway between the center of Los Angeles and Orange County. Not only has the city attracted manufacturing, sales, and related warehouse/trucking operations, it also presents ideal conditions for industrial and office infill development opportunities.

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Tenant Profile

For over three decades Quixote Corporation has been a leader in meeting the rising public demand for greater transportation safety through its innovative products and advanced technologies that save lives and prevent injuries by protecting, directing and informing. Through its wholly-owned subsidiary, Quixote Transportation Safety, Inc., Quixote is the world's leading manufacturer of energy-absorbing highway crash cushions, electronic wireless measuring and sensing devices, intelligent intersection control systems, weather forecasting stations, computerized highway advisory radio, mobile and permanent electronic variable message signs, flexible post delineators and other transportation safety products and services.

The information contained in this report is deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, expressed or implied, may be made as to the accuracy or reliability of the information contained herein.