



Multi-Tenant Investment | 5 Buildings | ±29,400 Total SF on ±3.54 Acres

FOR SALE

Newman Industrial Plaza

2114 & 2126 L Street + 670 Industrial Way | Newman, CA 95360

STEVE DUNN
Senior Director
+1 209 992 0953
steve.dunn@cushwake.com
LIC #01410812

TYSON VALLENARI, SIOR
Executive Managing Director
+1 510 919 2328
tyson.vallenari@cushwake.com
Lic # 01480887

©2022 Cushman & Wakefield. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE Newman Industrial Plaza

2114 & 2126 L Street + 670 Industrial Way | Newman, CA 95360

Multi-Tenant Investment | 5 Buildings ±29,400 Total SF on ±3.54 Acres

Investment Overview		
	Current	Pro-Forma*
Sales Price:	\$3,234,000	\$3,234,000
Price/SF:	\$110	\$110
CAP Rate:	4.85%	5.81%
NOI:	\$157,000	\$188,000
Occupancy:	100%	
Lease Type:	Gross	
Zoning:	Controlled Manufacturing (City of Newman)	

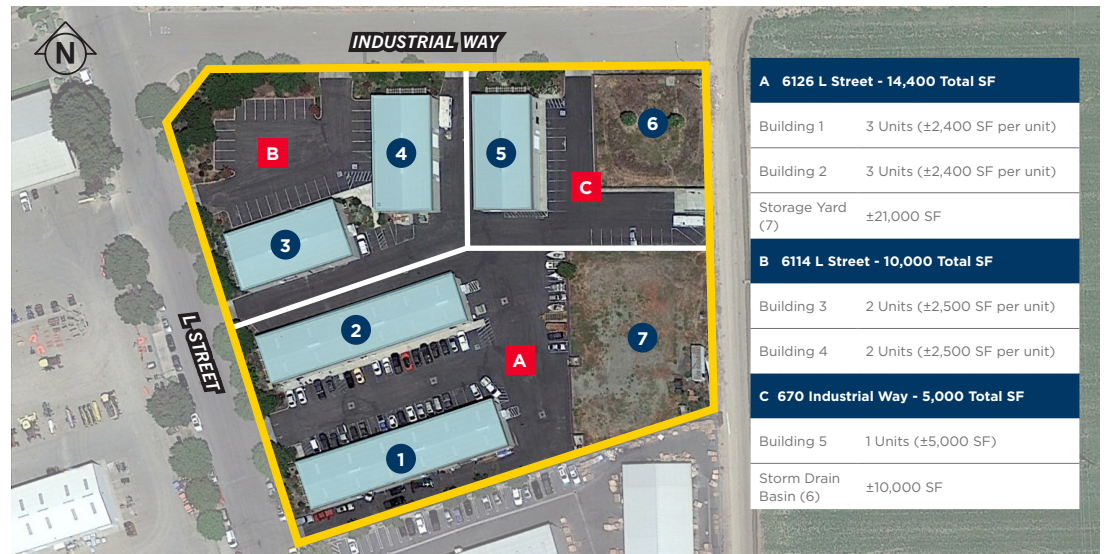
* Pro-Forma based on potential for an additional 7,200 SF building expansion

2126 L Street - 14,400 Total SF	
APN:	026-016-045
Building Size:	Building 1: ±7,200 SF Building 2: ±7,200 SF
Parcel Size:	±1.72 AC (75,358SF)

2114 L Street - 10,000 Total SF	
APN:	026-016-043
Building Size:	Building 3: ±5,000 SF Building 4: ±5,000 SF
Parcel Size:	±1 AC (43,560 SF)

670 Industrial Way - 5,000 Total SF	
APN:	026-016-044
Building Size:	Building 5: ±5,000 SF
Parcel Size:	±0.80 AC (35,283 SF)

Investment Highlights	
•	Multi-tenant investment opportunity of a small industrial plaza in Newman, California; Three (3) parcels totaling ±3.54 Acres
•	Potential for owner/user with investment income; rents below market average
•	Five (5) total buildings with 11 total units - ranging from 2,400-5,000 SF; 100% occupancy
•	Buildings constructed between 2006-08
•	±21,000 SF storage yard located at the rear of 2126 L Street is currently leased; potential for ±7,200 SF future building construction (utilities stubbed to front of location)
•	±10,000 SF fenced storm drain retention basin at the rear of 670 Industrial Way
•	20' clearance height; 12' x 14' roll up doors; individually metered power per unit (800 Amps, 120/208v, 3-phase); fire sprinklers;



A 6126 L Street - 14,400 Total SF	
Building 1	3 Units (±2,400 SF per unit)
Building 2	3 Units (±2,400 SF per unit)
Storage Yard (7)	±21,000 SF
B 6114 L Street - 10,000 Total SF	
Building 3	2 Units (±2,500 SF per unit)
Building 4	2 Units (±2,500 SF per unit)
C 670 Industrial Way - 5,000 Total SF	
Building 5	1 Units (±5,000 SF)
Storm Drain Basin (6)	±10,000 SF

FOR SALE
Newman Industrial Plaza

2114 & 2126 L Street + 670 Industrial Way | Newman, CA 95360

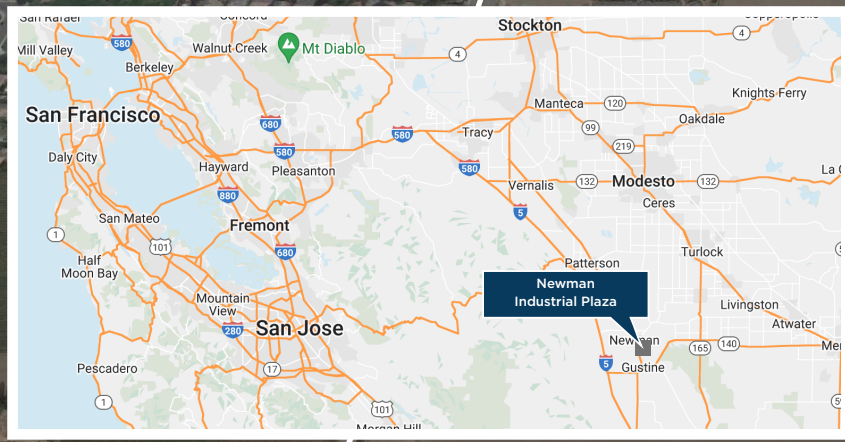
Multi-Tenant Investment | 5 Buildings
±29,400 Total SF on ±3.54 Acres

Newman Industrial Plaza - Exterior + Yard Space





FOR SALE
Newman Industrial Center
 2114 & 2126 L Street + 670 Industrial Way | Newman, CA 95360



Google Earth

Exclusively Listed By:

STEVE DUNN
 Senior Director
 +1 209 992 0953
 steve.dunn@cushwake.com
 LIC #01410812

TYSON VALLENARI, SIOR
 Executive Managing Director
 +1 510 919 2328
 tyson.vallenari@cushwake.com
 Lic # 01480887

[View Site Specific COVID-19 Prevention Plan](#)

©2022 Cushman & Wakefield. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

