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Accelerating success

OFFERING MEMORANDUM

5809 Toyota Place Fresno, California 93725

5809 Toyota Place presents an attractive opportunity to acquire a 100% leased industrial investment property in a well-established South Fresno commercial corridor. Offering immediate, stabilized income, strategic access to Highway 99 and major transportation routes, and proximity to Fresno Yosemite International Airport and a broad range of retail, dining, and service amenities, the property combines a strong industrial location with reliable cash flow and long-term investment potential in one of the Central Valley's key industrial markets.

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ABOUT THE PROPERTY

5809 Toyota Place

Fresno, CA 93725

The property encompasses approximately 26,100 square feet of improvements situated on a 2.49-acre parcel and is being offered for sale as a leased investment property. Improvements include a 21,150-square-foot office/warehouse/shop building and a separate 4,950-square-foot standalone warehouse, providing a versatile combination of office, shop, warehouse, and storage space. The fully fenced and paved parcel offers secure circulation and operational areas for vehicles, equipment, and outdoor storage, while prominent frontage along Highway 99 provides excellent visibility and accessibility.

***INVESTMENT HIGHLIGHTS**

The property will be leased back by Seller at an initial rental rate of \$1.16 per square foot per month on a NNN basis pursuant to an initial five-year lease term. The lease will include 3% annual rental increases and two additional five-year options to extend. The property is offered at a purchase price of \$5,570,000, and the leaseback structure provides an investor with immediate occupancy and a defined income stream.

FINANCIAL HIGHLIGHTS

	Annually
Property Taxes:	\$29,500.00
Insurance:	\$ 2,989.00
Maintenance:	<u>\$ 8,685.00</u>
Total Per Year:	\$41,174.70
Total Per SF Per Month:	\$0.13 (NNN Charges)

PURCHASE PRICE

\$5,570,000



Highlights

- Convenient access to Highway 99
- Proximity to major transportation routes
- Close to Fresno Yosemite International Airport
- Strategic South Fresno Location
- Strong long-term investment Potential

Total of Both Building SF
±26,100 square feet

Office/Warehouse/Shop Size
±21,150 square feet

Stand-Alone Warehouse Size
±4,950 square feet

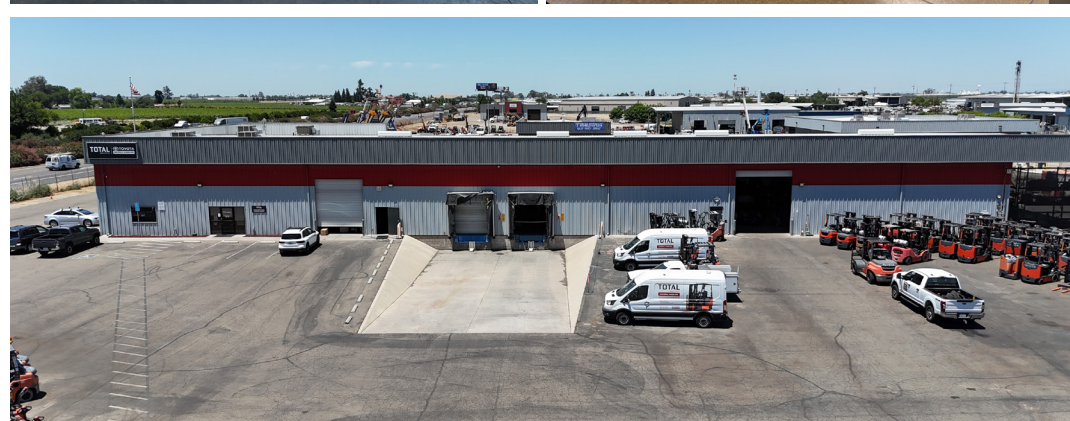
Parcel Size
±2.49 acres

APN
340-092-18

Zoning
M3, County of Fresno

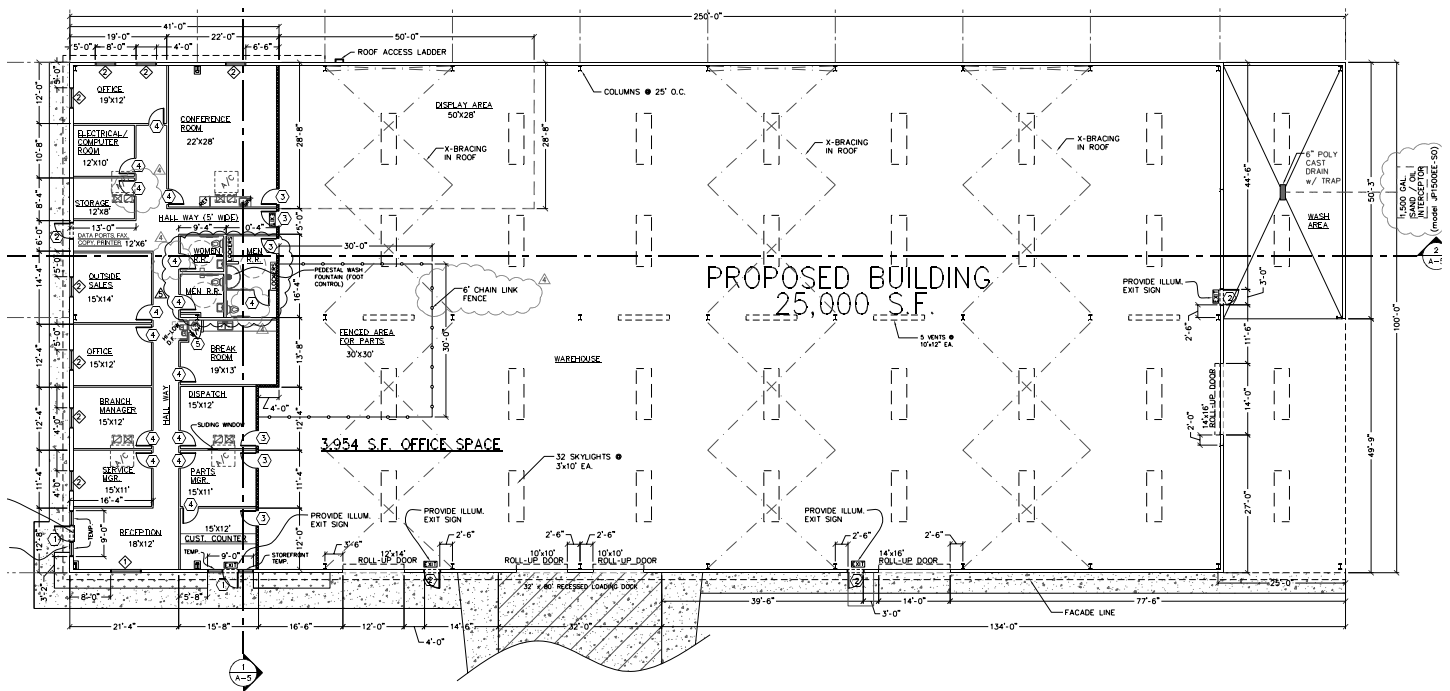
Year Built
2008

Purchase Price
\$5,570,000*

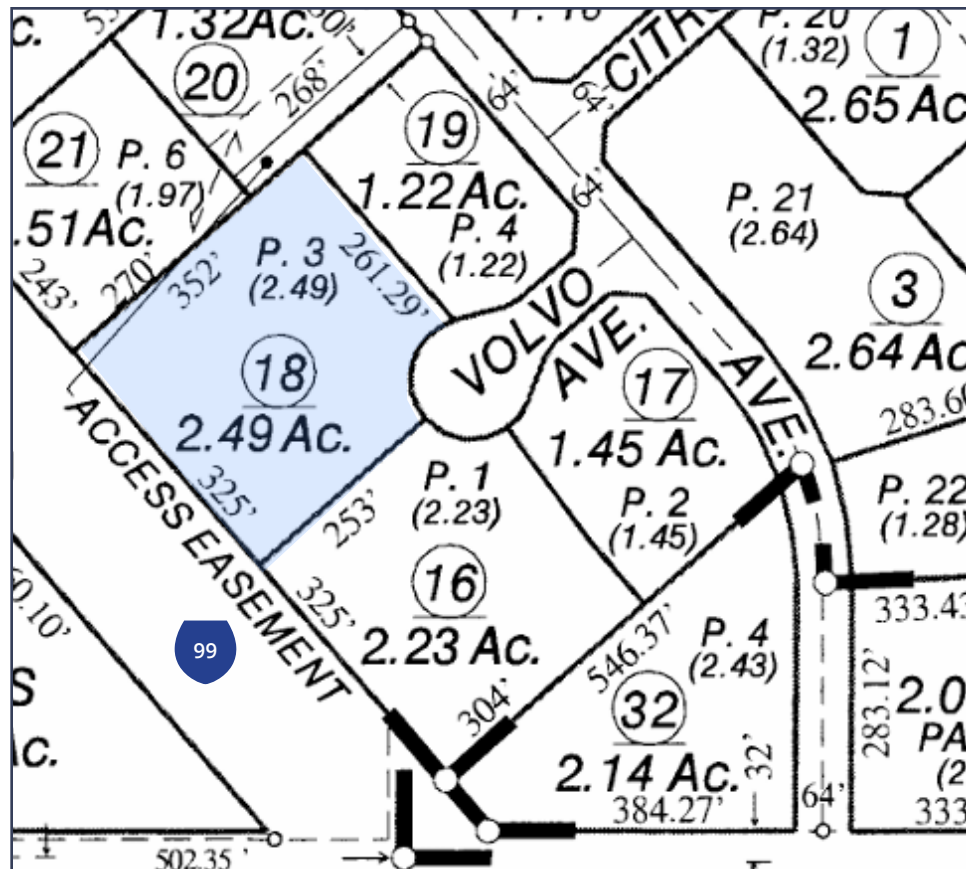


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FLOOR PLAN



PARCEL MAP



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Lease abstract



The roots of Total Industries trace back to 1921, when Ira G. Perin Company was founded in San Francisco as a supplier of warehouse and industrial equipment, including pallet jacks, shelving, pallet racking, and some of the earliest forklift models available in the United States. As the material handling industry evolved, the company became one of the earliest Toyota forklift dealers, selling its first Toyota forklift in 1968.

In 1985, Richard Andres joined Perin Company to lead its service operations. Over the next twelve years, he advanced through the organization to become Vice President before acquiring the company in 1997. Following the acquisition, RJMS Corporation was formed, and the business was renamed Toyota Material Handling Northern California, marking the beginning of a new era of family ownership and long-term growth.

The company expanded steadily through both organic growth and strategic acquisitions. In 1999, the Andres family entered California's Central Valley through the acquisition of Valley Forklift in Fresno, establishing what has become one of Total Industries' most important regional operations.

In 2017, the company completed a successful second-generation leadership transition. Richard Andres assumed the role of Chairman, Mark Andres was appointed President and Chief Executive Officer, and Stephen Andres became Senior Vice President. Today, the business remains family-owned and family-operated, continuing a culture centered on long-term relationships, operational excellence, and customer support.

Today, Total Industries operates six full-service locations throughout Northern California, serving customers from the Bay Area, Sacramento Valley, Central Valley, Monterey Bay, and Central Coast. The company employs approximately 215 associates, including more than 100 factory-trained service technicians, making one of the largest and most experienced field service organizations in its market.

As an authorized Toyota Material Handling dealer, Total Industries proudly represents the world's largest manufacturer of forklifts. Toyota's extensive installed base of forklifts in operation depends on a strong local dealer network to provide equipment sales, preventive maintenance, emergency repairs, replacement parts, operator support, and fleet lifecycle management. Total Industries has built its business around supporting that installed customer base through strategically located facilities, factory-trained technicians, specialized tooling, and significant investments in parts inventory and service infrastructure.

While equipment sales remain an important part of the business, service is the company's foundation. The majority of customer relationships extend well beyond the initial equipment sale through planned maintenance programs, repairs, replacement parts, rentals, fleet management, and other recurring aftermarket services. This business model produces stable, recurring revenue while creating long-term customer relationships that reinforce the importance of strategically located service facilities throughout Northern California.

In addition to its core material handling business, Total Industries has expanded into industrial power solutions, commercial utility vehicles, construction equipment, rentals, warehouse infrastructure, and other industrial services. To better reflect the breadth of its capabilities while remaining anchored in its material handling heritage, the company adopted the Total Industries name in 2024.

The Fresno operation is a mission-critical component of Total Industries' Northern California service network. Since establishing its presence in the Fresno market in 1999, the company has continually invested in the region and today employs 10 factory-trained service technicians, with plans to add three additional technicians to support continued customer growth throughout California's Central Valley. The branch provides equipment sales, rentals, replacement parts, and responsive field service to a diverse customer base spanning agriculture, food processing, manufacturing, logistics, warehousing, and distribution.

The proposed sale-leaseback represents a strategic capital allocation initiative designed to strengthen the company's balance sheet by redeploying capital into other company-owned real estate while preserving uninterrupted operations at this location. Total Industries has no plans to relocate its Fresno operation and intends to remain a long-term tenant. The Fresno facility will continue to serve as a cornerstone of the company's Central Valley operations for many years to come.

AT A GLANCE

- **Business Origins:** 1921
- **Family Ownership Since:** 1997
- **Second-Generation Leadership:** Since 2017
- **Corporate Entity:** RJMS Corporation
- **Trade Name:** Total Industries
- **Headquarters:** Livermore, CA
- **Northern California Locations:** 6
- **Associates:** Approximately 215
- **Factory-Trained Service Technicians:** 100+
- **Fresno Presense:** Since 2002
- **Toyota Forklift Dealer Since:** 1968
- **Core Business:** Material Handling Equipment, Rentals, Parts & Services
- **Additional Businesses:** Industrial Power Solutions, Construction Equipment, Commercial Utility Vehicles, Warehouse Infrastructure & Fleet Solutions

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▶ Downtown
Fresno



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