

OFFERING MEMORANDUM

THE PROCTOR & TURNBULL INDUSTRIAL PORTFOLIO

Five Buildings • ±44,243 SF • ±2.28 Acres • City of Industry

Available as a Portfolio or in Two Separate Offerings

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Offering Overview

The Proctor & Turnbull Industrial Portfolio is structured to give buyers three clear acquisition paths. The full portfolio offers scale across all five buildings and three parcels. 300 Turnbull Canyon Road provides a standalone owner-user or investor opportunity. The Proctor Avenue Campus offers a separate multi-building industrial campus with functional manufacturing layouts, grade-level loading and heavy power. All buildings are delivered vacant.

The Full Portfolio

Acquire all three parcels which includes five freestanding buildings across 2.28 acres, with 61 surface parking spaces, 12- to 16-foot clear heights and new roofs completed in 2026. This is the cleanest path for a buyer seeking scale and full control.

300 Turnbull Canyon Road

300 Turnbull Canyon Road is a standalone ±15,835 SF freestanding building on ±1.00 acre. It includes ±5,929 SF of two-story office, 16-foot minimum clear height, two ground-level doors, 400 amps of 240V 3-phase power and 37 parking spaces. This option is built for an owner-user or smaller investor that wants a separate, functional asset.

The Proctor Avenue Campus

15236,15248 and 15258 Proctor Avenue includes four freestanding buildings: ±6,979 SF, ±11,766 SF, ±6,979 SF and ±2,676 SF. The buildings offer multiple ground-level doors, heavy power and a layout suited for manufacturing. Total land square footage is 1.28 acres.

For pricing, tours and offer guidance, contact the listing team.

Portfolio at a Glance

PORTFOLIO FLEXIBILITY Offered as a portfolio, or as two separate offerings: 300 Turnbull Canyon Road and the Proctor Avenue Campus	ROOF CONDITION 15 Year Emulsion Polyester Acrylic roofs installed in 2026 by Guardian Roofs & Energy Systems.
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Total Building Area	±44,243 SF
Land Area	±2.28 AC
Parcels	8208-021-031, 8208-021-030, 8208-021-035
Buildings	Five (5)
Roofs	Completed in 2026
Office Component	±9,195 SF
Year Built	1961-1981
Clear Height	12-16 ft
Parking	61 Surface Spaces (Verify)
Zoning	I (Industrial Zone)
Title	Fee Simple

Areas approximate, from broker and survey sources. Buyer to verify independently.

ONE PORTFOLIO, TWO OFFERINGS

BUILDING SPECIFICATIONS



300 Turnbull Canyon Rd



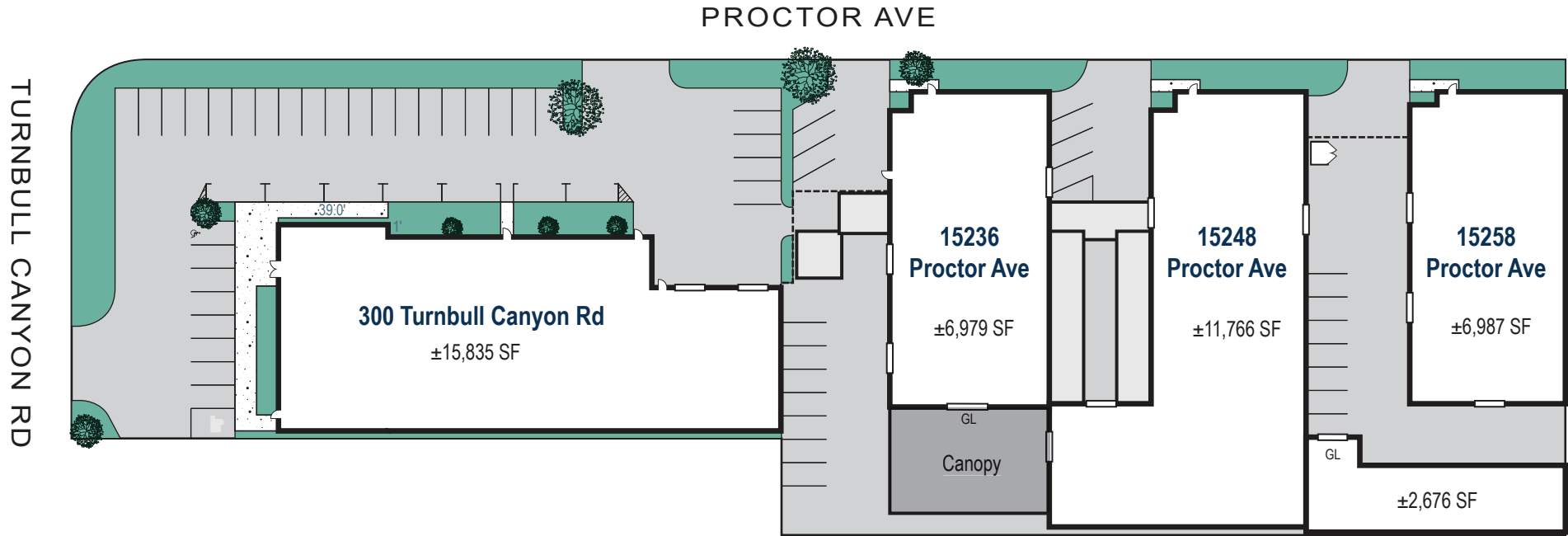
The Proctor Avenue Campus



	Building / Address	300 Turnbull Canyon Road City of Industry, CA	15236 & 15248 Proctor Ave City of Industry, CA	15258 Proctor Ave City of Industry, CA
	Building Square Footage	One Freestanding Building ±15,835 SF	Two Freestanding Buildings ±6,979 SF & ±11,766 SF	Two Freestanding Buildings ±6,987 SF & ±2,676 SF
	Office SF	±5,929 SF Two-Story	±927 & ±1,412 SF	±927 SF
	Year Built	1981	1961	1961
	Construction	Concrete Tilt-Up	Tilt-Up & Block	Tilt-Up, Block & Wood
	Clear Height	16.0 Feet Minimum	12.0 Feet Minimum	12.0 Feet Average
	Ground Level Doors	Two (2)	Six (6)	Three (3)
	Electrical Power	400 Amps, 120 / 240V, 3-phase	400 Amps / 870 Amps, 480/277 V *2,000 Amps of 480/277 V	400 Amps, 480/277 V *2,000 Amps of 480/277 V
	Parking	37 spaces	14 spaces	10 spaces
	Lot Size / APN	±1.00 AC 8208-021-031	±0.87 AC 8208-021-030	±0.41 AC 8208-021-035
	Fire Sprinklers	None	None	Yes

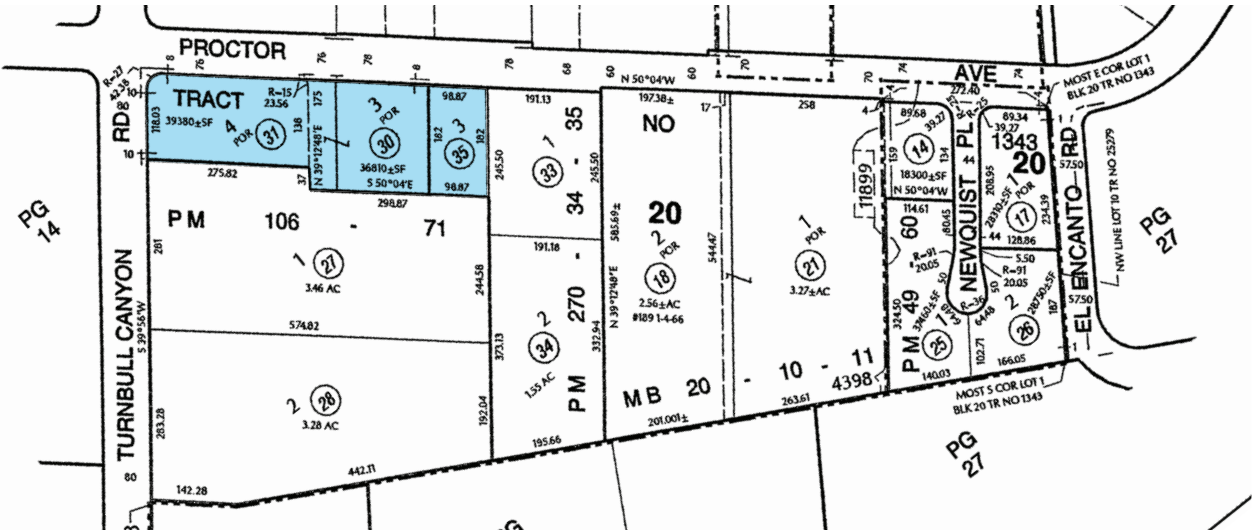
CAMPUS LAYOUT

SITE PLAN & BUILDING



PARCELS & LAND USE

PARCEL MAP & ZONING



ZONING & LAND USE

JURISDICTION

City of Industry, Los Angeles County

ZONING

I (Industrial Zone)

REDEVELOPMENT AREA

Civic-Recreational-Industrial No. 1

FLOOD ZONE

Zone X • Minimal (FEMA 06037C1700F)

PARCELS

8208-021-031 43,668 SF (1.00 AC)

8208-021-030 38,047 SF (0.87 AC)

8208-021-035 17,994 SF (0.41 AC)

TOTAL 99,709 SF (2.28 AC)

Land areas per ALTA/NSPS Land Title Survey, Partner Project No. 26-594597.1, dated 06/17/2026. Buyer to verify independently.

VERIFY ZONING & USES

Confirm current zoning, permitted uses, and development standards with the City of Industry Planning Division.

ZONING MAP

cityofindustry.org/DocumentCenter/View/630/

Zoning-Map-City-of-Industry-8-18-25

CODES, GENERAL PLAN & REGULATIONS

cityofindustry.org/199/Codes-General-Plan-Regulations

TRADE AREA • MARKET & LOCATION

THE ECONOMIC ENGINE OF THE SAN GABRIEL VALLEY

1.2 Mi

Direct Access to the 60 Freeway via Hacienda Blvd, Connecting to I-605, I-10 and SR-57

22 Mi

East of Downtown Los Angeles

±35 Mi

To the Ports of Los Angeles and Long Beach

±18 Mi

To Ontario International Airport

LABOR AND EMPLOYMENT BASE

Roughly 3,000 businesses operate in the City of Industry, generating employment for over 68,000 people and total sales of over \$31 billion on just 3.1% of the total land area in the San Gabriel Valley, making Industry the economic engine of the region. The San Gabriel Valley spans 31 cities and more than 1.5 million residents, with a highly diversified labor pool across manufacturing, trade, retail, transportation, and construction. The City of Industry levies no business license tax, a persistent operating cost advantage for industrial users..

RADIUS DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
Population	±18,000	±155,000	±420,000
Households	±4,600	±41,000	±115,000
Median HH Income	±88,000	±95,000	±98,000
Daytime Employment	±22,000	±85,000	±180,000
5-Yr Population Growth	Stable	Stable	Stable

The anchors are solid: La Puente, immediately adjacent, has a population of about 36,000 with a median household income of \$86,602. Hacienda Heights has about 54,000 residents with a median household income of \$109,193, a median property value of \$820,800, and 75.5% homeownership.

MARKET FUNDAMENTALS & BUYER POOL

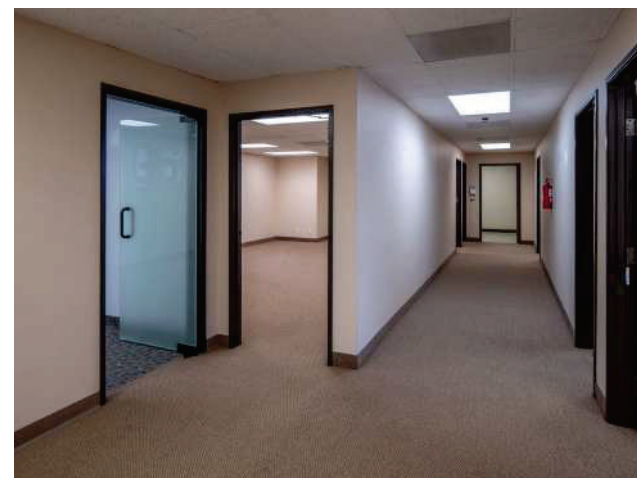
Los Angeles County industrial vacancy stood at 5.5% in Q1 2026, with availability elevated at 8.1%. Average asking rents have corrected roughly 24% from their mid-2023 peak, and softness is concentrated in large-format space. Sub-50,000 SF owner-user product in the City of Industry continues to trade: three sales since October 2025 closed between \$216.02 and \$316.23 PSF, with the most recent, in June 2026, at the top of that range.

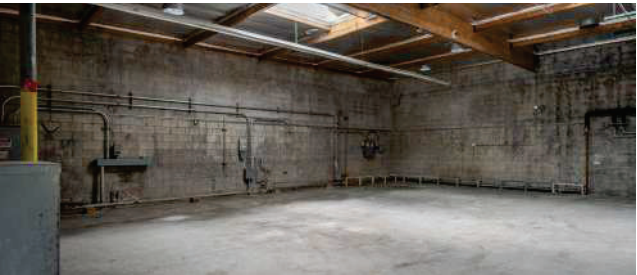
Competing supply is thin. Three active sub-25,000 SF listings total ±58,168 SF, and extremely limited new development plus high replacement costs constrain comparable product. Assets of this vintage sell at a significant discount to replacement cost.

Demand depth comes from the buyer pool itself. The San Gabriel Valley is home to one of the largest and most prosperous Asian-American business communities in the United States, and historically an estimated four in ten Industry businesses have been Asian-owned. Surrounding cities including Walnut, Diamond Bar, Rowland Heights, and San Gabriel carry household incomes and home values well above the county average, supporting a deep, stable pool of entrepreneurial owner-user buyers.

Source: U.S. Census Bureau ACS; Esri; City of Industry Economic Development; CoStar (7/3/2026); Voit research, Q2 2026; Caltrans. Figures approximate, for general market context. Buyer to verify independently.







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For More Information, Please Contact:

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