FOR SALE | FOR LEASE

8339 ALLPORT AVE

TURNKEY COSMETIC / NUTRACEUTICAL MANUFACTURING FACILITY

8339 Allport Ave | Santa Fe Springs, CA 90670
Mid-Counties / Greater Los Angeles

±18,217 SF	$5,500,000	$301.92/SF	$0.75 thru 12/31 then $1.15 NNN
BUILDING SIZE	ASKING PRICE	PRICE PER SF	LEASE RATE

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GM PROPERTIES, INC. | DRE CORP. LIC. #01238514 | GMPROPERTIESINC.COM

OFFERING SUMMARY

ADDRESS	8339 Allport Ave, Santa Fe Springs, CA 90670
BUILDING SIZE	±18,217 SF
YEAR BUILT	1979 (Renovated 2025)
ZONING	M2 — Heavy Industrial
LOADING	4 Grade-Level Doors
YARD	Private Fenced Yard
ASKING PRICE	$5,500,000
PRICE PER SF	$301.92/SF
RATE THRU 12/31/26	$0.75/SF/Mo NNN (available now)
STANDARD RATE	$1.15/SF/Mo NNN
LEASE TERM	3-5+ Years
OCCUPANCY	Available immediately. Ownership will consider qualified sale or lease proposals.

FOR SALE + FOR LEASE

Available immediately — ownership will consider qualified sale or lease proposals.

PROPERTY PROFILE

FACILITY HIGHLIGHTS

NEWLY RENOVATED FACADE

Freshly updated exterior. Professional curb appeal with a move-in-ready presentation.

TURNKEY MANUFACTURING LAYOUT

Compounding rooms, filling lines, packaging area, R&D lab, conference room, and break area — fully built out and operational.

PRODUCTION INFRASTRUCTURE IN PLACE

Multi-stage water filtration, distributed heavy/3-phase power, air compressor, and on-site solar — all installed and running.

PRIVATE FENCED YARD

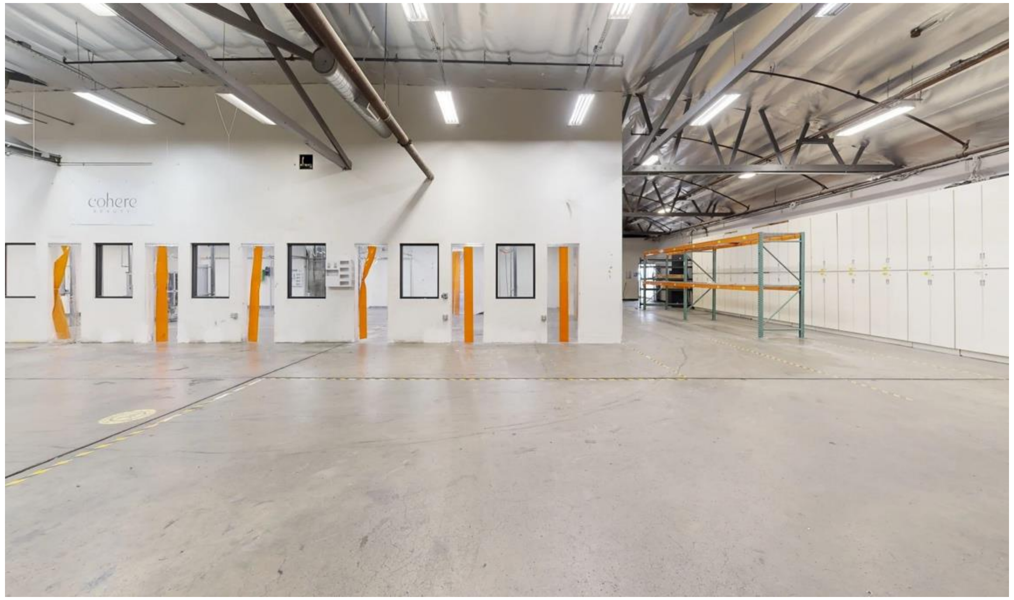
Secure fenced outdoor area for materials staging, equipment storage, and loading operations.

GRADE-LEVEL LOADING — 4 DOORS

Four ground-level roll-up doors. Ideal for manufacturing workflows, direct delivery, and heavy equipment movement.

IMMEDIATE I-605 FREEWAY ACCESS

Interchange within minutes. The heart of the SoCal cosmetic, personal-care, and nutraceutical manufacturing corridor.



PROPERTY SPECIFICATIONS

BUILDING SIZE	±18,217 SF
LAND AREA	32,234 SF (±0.74 acres)
OFFICE	2,750 SF (±15%)
CLEAR HEIGHT	16'
POWER	600A / 480V / 3-Phase
HVAC	Approximately 4,450 SF conditioned
FIRE SPRINKLERS	Fully sprinklered
ROOF	Work completed 2022
SOLAR	Owned system

INVESTMENT THESIS

THE REPLACEMENT-COST ADVANTAGE

Depending on the user's requirements and permitting, recreating the existing specialized improvements could require a substantial six- to seven-figure investment and an extended design, permitting and commissioning period.
This is not a generic warehouse. It is a purpose-built production facility in the heart of the SoCal cosmetic and personal-care manufacturing cluster. The existing improvements may allow a qualified user to avoid a substantial portion of the specialized build-out cost and downtime associated with converting a conventional industrial building.

WATER FILTRATION

Multi-stage system installed & operational

HEAVY POWER

600A / 480V / 3-phase distributed

AIR COMPRESSOR

Installed & operational

ON-SITE SOLAR

Owned system; reduces operating costs

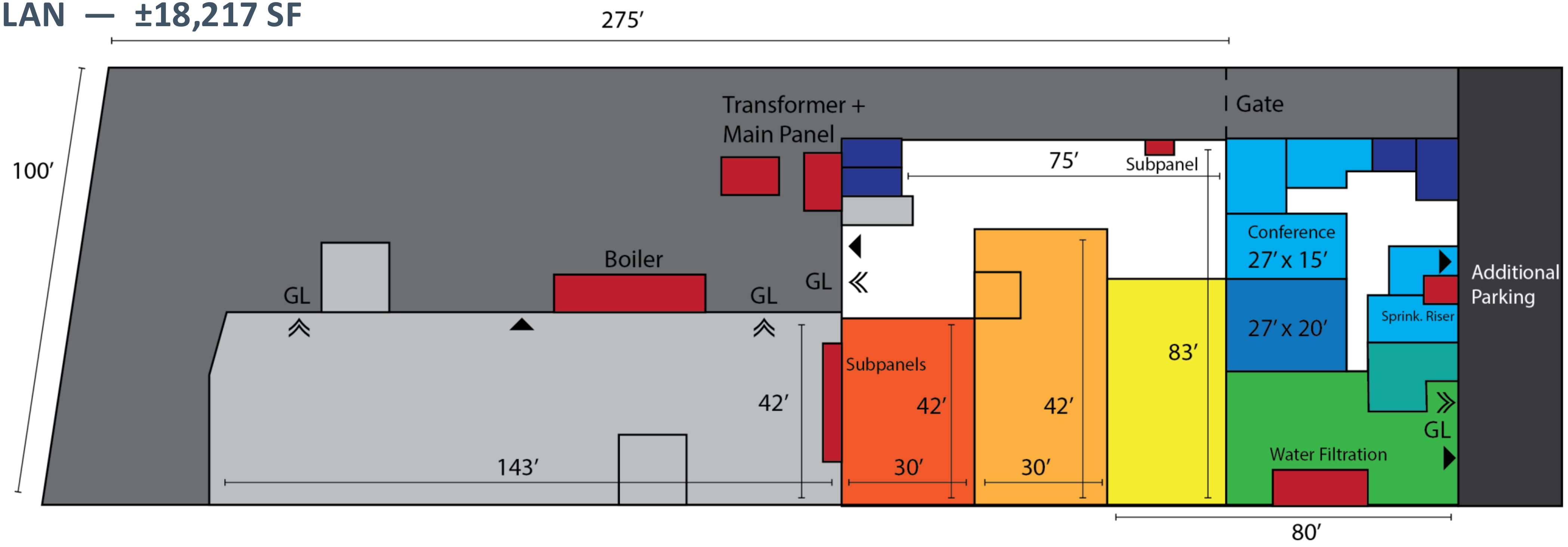
GRADE-LEVEL LOADING

Four ground-level roll-up doors

PRIVATE FENCED YARD

Secure staging and storage area

FLOOR PLAN — ±18,217 SF



- Building Infrastructure — Electrical / Water Filtration / Sprinkler Riser / Boiler
- Offices — 2,750 SF Total
- Restrooms
- Kitchen
- Testing Room — Conditioned Space
- Compounding / Production — Distributed Power /
- Filling Stations — Conditioned Space
- Labeling/Packaging — 16′ Clear Height (Bow Truss)
- Shipping
- Storage — 12′ Clear Height
- Fenced Yard

N

Floor plan is approximate. Buyer/lessee to independently verify all dimensions and square footage.

LOCATION & MARKET

8339 Allport Ave sits within Santa Fe Springs, one of the most established industrial submarkets in Greater Los Angeles. Known as the Mid-Counties corridor, this area is the proven home of SoCal's cosmetic, personal-care, and nutraceutical manufacturing cluster, with hundreds of production facilities operating within a 5-mile radius.

Direct I-605 freeway access connects the property to the full Southern California logistics and distribution network. The Alameda Corridor, I-5, I-405, and SR-91 are all within minutes. Labor is abundant: a skilled cosmetic/nutraceutical manufacturing workforce is well established in this corridor.

Santa Fe Springs maintains a pro-business, pro-manufacturing environment with streamlined permitting and strong industrial zoning protections, preserving the integrity of the submarket for production users.

I-605

DIRECT FREEWAY ACCESS

<5 MILES

TO HUNDREDS OF COSMETIC MFRS

MID-COUNTIES

PREMIER INDUSTRIAL MARKETPLACE

SFS

PRO- MANUFACTURING PERMITTING ENVIRONMENT

FREEWAY ACCESS

FINANCING OPTIONS — $5,500,000 PURCHASE PRICE

Two primary financing structures are illustrated below for a qualified owner-occupant. Both assume 25-year amortization. See footnote.

SBA 504 LOAN

~10% Down | Owner-Occupant

DOWN PAYMENT	$550,000 (10%)
BANK 1ST — 50%	$2,750,000 @ ~7.25%
CDC/SBA 2ND — 40%	$2,200,000 @ ~6.25%
BLENDED RATE	~6.70% Fixed, 25-Yr Amort.
EST. MONTHLY P&I	~$34,390/Mo (~$1.89/SF/Mo)
TOTAL CAPITAL IN	$550,000

Consult your SBA lender.

CONVENTIONAL LOAN

30% Down | Owner-Occupant

DOWN PAYMENT	$1,650,000 (30%)
LOAN AMOUNT — 70%	$3,850,000 @ ~7.25%
LOAN TYPE	Conventional, 25-Yr Amort.
BLENDED RATE	~7.25% (single lender)
EST. MONTHLY P&I	~$27,828/Mo (~$1.53/SF/Mo)
TOTAL CAPITAL IN	$1,650,000

** Financing figures are illustrative estimates based on current market rates; subject to lender verification. Not a com[illegible]nt to lend. SBA 504 requires lender and SBA approval.*

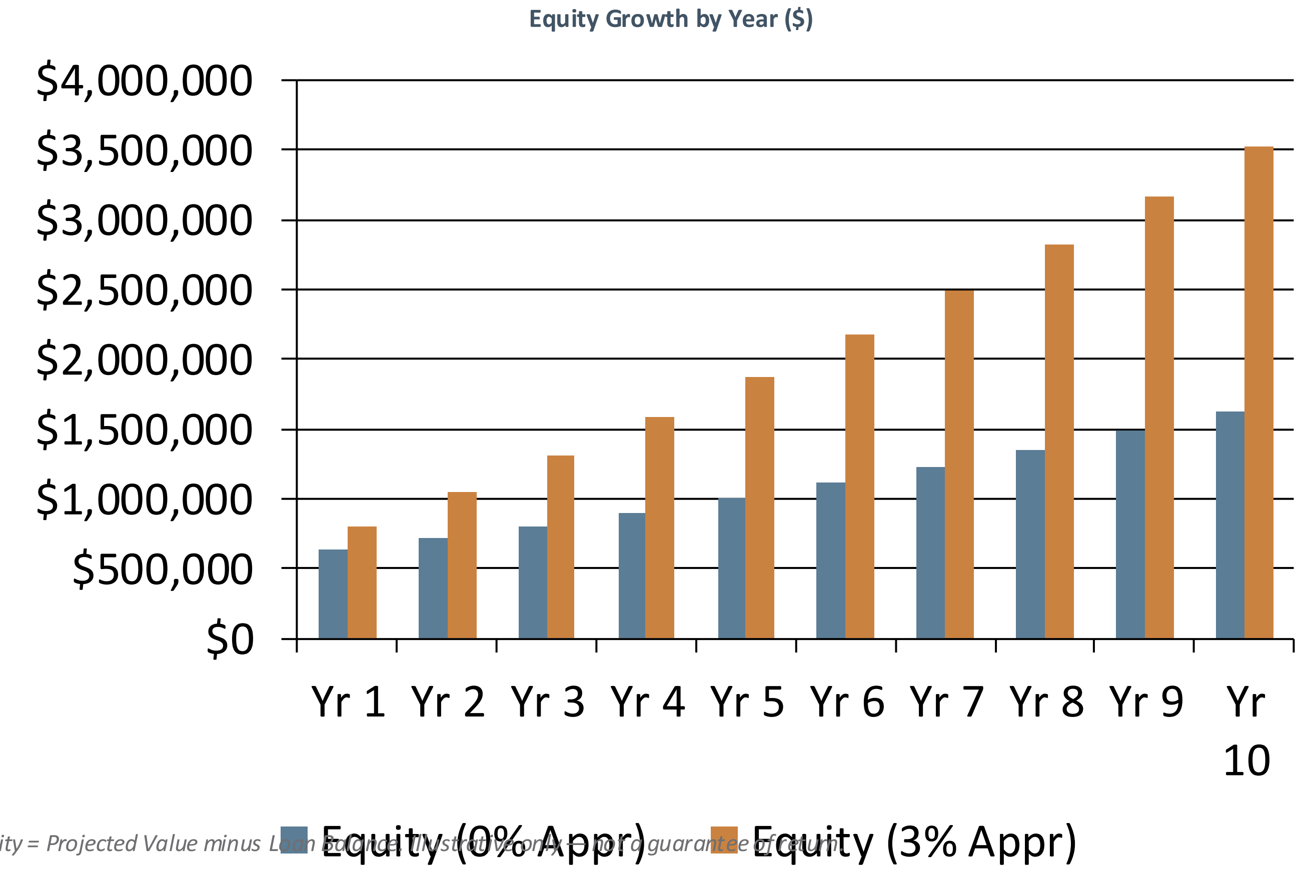
BUY vs. LEASE: Leasing this building costs ~$20,950/Mo base rent (Year 1 at $1.15 NNN). Ownership allows a portion of each debt-service payment to reduce principal and build equity over time. After 10 years, an SBA buyer builds $1.63M+ equity on a $550,000 investment (see next page).

OWNER-USER EQUITY ANALYSIS

10-YEAR EQUITY BUILD — SBA 504 (10% DOWN / $550,000 IN)

Projected year-10 gross equity equals approximately 3.0x initial down payment at 0% appreciation and 6.4x at 3% appreciation. ~$1.08M principal paydown over 10 years.

YR	LOAN BALANCE	EQUITY (0% APPR)	EQUITY (3% APPR)
1	$4,871,800	$628,200	$793,200
2	$4,788,140	$711,860	$1,046,810
3	$4,698,635	$801,365	$1,311,363
4	$4,602,876	$897,124	$1,587,422
5	$4,500,423	$999,577	$1,875,584
6	$4,390,805	$1,109,195	$2,176,483
7	$4,273,518	$1,226,482	$2,490,788
8	$4,148,023	$1,351,977	$2,819,213
9	$4,013,741	$1,486,259	$3,162,511
10	**$3,870,055**	**$1,629,945**	**$3,521,485**



** 25-yr amortization, blended ~6.70% SBA 504. 3% scenario compounds annually on $5,500,000 base. Equity = Projected Value minus Loan Balance. Illustrative only — not a guarantee of return.*

Conventional (30% / $1.65M down): ~$2.45M equity at 0% appr | ~$4.34M at 3% appr (Year 10)

COOPERATING BROKER OPPORTUNITY – LEASE TRANSACTIONS

4% PROCURING BROKER FEE

+

$25,000 BONUS

On an approved Lease signed before August 31, 2026

Contact GM Properties to register your client today

GM PROPERTIES

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