Property Description
Address: 15130 Nelson Ave., # 11 on the Property List
Size: 2.04 acres, 35,000 older industrial building
Date Purchased: August 2008
IUDA Purchase Price: $3,950,000
Estimated Current Value: $1,954,000 @ $22 SF (as land only)
Reason Acquired: To facilitate the relocation of business to a new site in the City
Plan and Zoning: Industrial
Lease Revenue: None (lease vacated 9/30/2012)
Environmental: Phase I
Potential for Transit-Oriented Development: None
History of Development Proposals: None (preliminary review of the property indicates it may need to be demolished due to potential structural problems)
Staff Recommendation: Staff recommends the property be offered for sale through brokers.

(11) Address : 15130 Nelson Ave.
City : City of Industry
APN : 8208-011-903
Acre : 2.04 Ac.

Prepared by
CNC ENGINEERING
Consulting Civil Engineers • Surveyors
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DESIGN BY: V.S. | DRAWN BY: V.S.

CITY OF INDUSTRY

SUCCESSOR AGENCY OF THE INDUSTRY URBAN-DEVELOPMENT AGENCY

PROPERTY LIST ITEM #11

CHECKED BY: D.T.M.
DATE: OCTOBER 2012

JOB No. MP 12-03#3

SHT. 1 OF 1