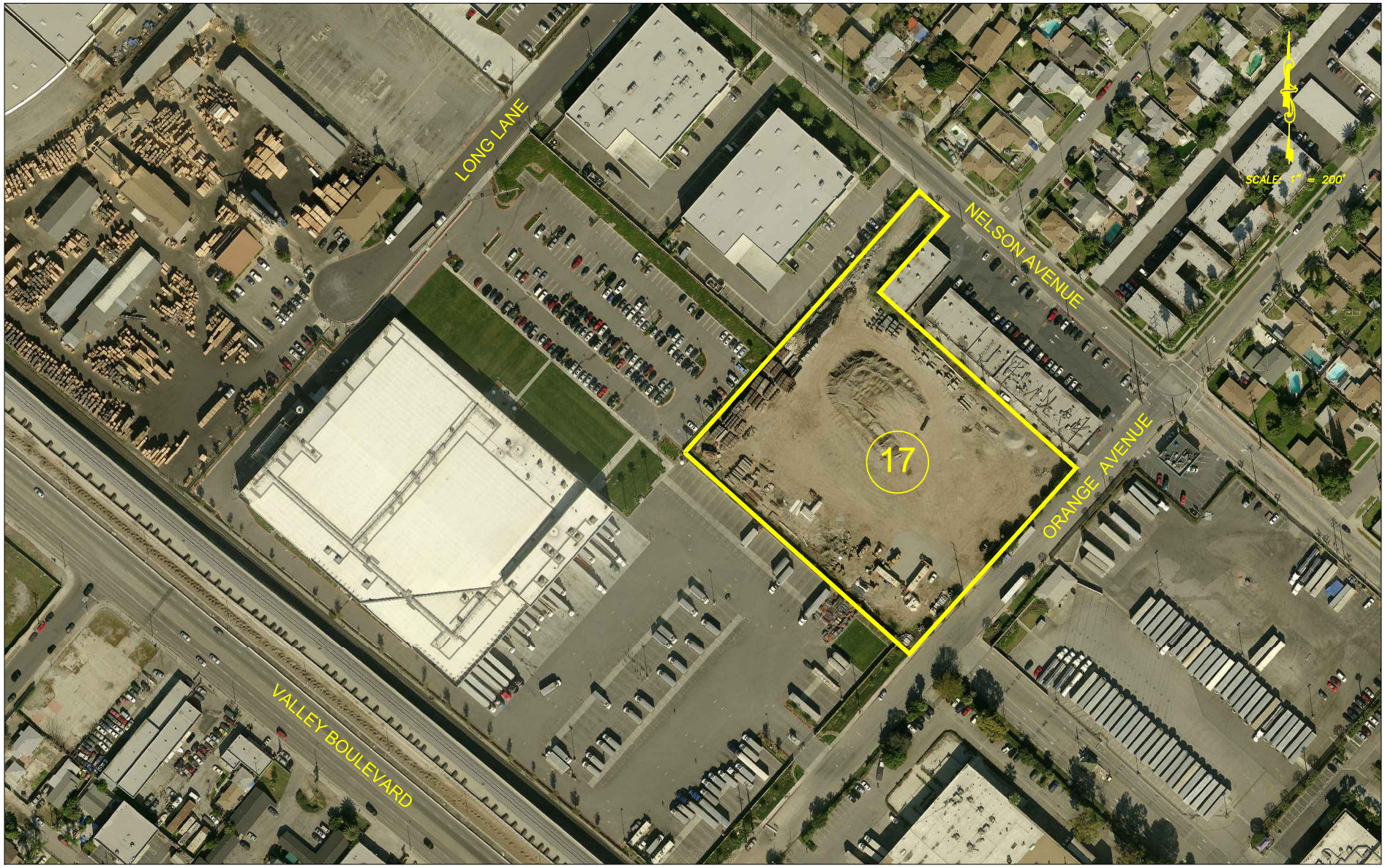
Property Description
Address: 125 N. Orange Ave., #17 on Property List
Size: 3.69 acres, vacant
Date Purchased: May 2004
IUDA Purchase Price: $13,500,000
Estimated Current Value: $2,893,255 @ $18 SF
Reason Acquired: To facilitate development of new industrial development
Plan and Zoning: Industrial
Lease Revenue: None
Environmental: Phase I
Potential for Transit-Oriented Development: None
History of Development Proposals: The property is the remainder piece to a larger acquisition that consisted of 20.11 acres (equivalent to $15.4 SF). The property was appraised in November of 2010 at $3,850,000. Panattoni Development Company has expressed an interest in the property and in potentially working with the City and adjacent owner of the older commercial strip center to make improvements.
Staff Recommendation: Staff recommends that the property be made available for sale through direct contact or through brokers.



(17) Address : 125 N. Orange Ave
City : City of Industry
APN : 8202-033-906
Acre : 3.69 Ac.

Prepared by:
CNC ENGINEERING
Consulting Civil Engineers • Surveyors
255 N. Hacienda Blvd., Ste. 202
City of Industry, CA. 91744
Phone (626) 333-0336
Fax (626) 336-7076

DESIGN BY: V.S. | DRAWN BY: V.S.

CITY OF INDUSTRY

SUCCESSOR AGENCY OF THE INDUSTRY URBAN-DEVELOPMENT AGENCY

PROPERTY LIST ITEM #17

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

JOB No. MP 12-03#3

SHT. 1 OF 1