

Property Description

Address: East side of Azusa north of Railroad Street, # 30 on Property List

Size: 10.1 acres, vacant

Date Purchased: March 2001 & June 2010

IUDA Purchase Price: \$5,625,000 (part of larger acquisition)

Estimated Current Value: \$5,986,886 @ \$16 SF

Reason Acquired: To facilitate new industrial development

Plan and Zoning: Industrial

Lease Revenue: None

Environmental: Phase I

Potential for Transit-Oriented Development: None

History of Development Proposals: CT Realty Investors has expressed an interest in acquiring the property and adjacent property at 17300 Chestnut (property # 58). Property could potentially be combined with 17300 Chestnut, the property adjacent to the north to create a larger site.

Staff Recommendation: Staff recommends the property be made available for sale through direct contact or through brokers.



③ Address : East side of Azusa Ave.
and North of Railroad St.

City : City of Industry
 APN : 8264-025-903
 8264-025-904
 8264-025-914
 8264-025-915
 8264-025-917

Acre : 10.11 Ac.

Prepared by
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 ENGINEERING
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| CITY OF INDUSTRY | | |
| SUCCESSOR AGENCY OF THE INDUSTRY URBAN-DEVELOPMENT AGENCY | | |
| PROPERTY LIST ITEM # 30 | | |
| DESIGN BY : V.S. | DRAWN BY : J.B.P. | CHECKED BY : D.T.M. |
| | | DATE : OCTOBER 2013 |
| | JOB No. MP 12-03#3 | SHT. 1 OF 1 |