

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.



① Address : 15130 Nelson Ave.
 City : City of Industry
 APN : 8208-011-903
 Acre : 2.04 Ac.

Prepared by CNC ENGINEERING Consulting Civil Engineers - Surveyors <small>285 N. Main Street, Ste. 222 City of Industry, CA 91744 Phone (951) 238-2000 Fax (951) 238-2000</small>	CITY OF INDUSTRY SUCCESSOR AGENCY OF THE INDUSTRY URBAN-DEVELOPMENT AGENCY PROPERTY LIST ITEM #11		
	DESIGNED BY: V.S. DATE:	DRAWN BY: V.S. DATE:	CHECKED BY: D.T.M. DATE: OCTOBER 2012