**Property Description**
**Address**: 15000 Nelson Ave., # 9 on Property List
**Size**: 6.22 acres
**Date Purchased**: May 2007
**IUDA Purchase Price**: $6,700,000
**Estimated Current Value**: $4,876,977 @ $18 SF
**Reason Acquired**: To facilitate redevelopment of the site to new industrial development
**Plan and Zoning**: Industrial
**Lease Revenue**: 0
**Environmental**: Phase I
**Potential for Transit-Oriented Development**: None
**History of Development Proposals:** The property was purchased by the IUDA as an older vacant lumber yard containing poll barns and a small office building. After purchase the IUDA cleared the site. The property has been identified by Northrop Grummon as a site for a water treatment facility required by the EPA. Northrop Grummon in a presentation to the Oversight Board has agreed to pay for the easements required by the water treatment facility. In the interim the property has been leased on a month to month basis to Logistics Terminals Inc. for container storage until they move to their new facility in the City, the lease has been terminated and the tenant is moving out.
**Staff Recommendation: S**taff recommends that the property be made offered for sale through direct contact or through one or more brokers.

(9) *Address : 15000 Nelson Ave.*
*City : City of Industry*
*APN : 8208-011-902*
*Acre : 6.22 Ac.*

Prepared by:
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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 #9

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

JOB No. MP 12-03#3

SHT. 1 OF 1