

CHARLES DUNN NEGOTIATES 62-MONTH INDUSTRIAL LEASE IN PARAMOUNT

Los Angeles -

Tenant offered free rent and low lease rate; reflective of increasing real estate reevaluation within businesses

PARAMOUNT, Calif.—October 6, 2009—Brandon Carrillo of Charles Dunn Company's Long Beach office has closed a 62-month industrial lease at 13900 Orange Avenue, on behalf of Surface Preparation Solutions LLC (SPS). The tenant received two months of free rent and a low lease rate to secure tenancy; however, the transaction value remains undisclosed.

According to Carrillo, this transaction is reflective of the continuing reevaluation of all expenditures within many large businesses, such as his client. In this case, SPS found more choices in the market at substantially lower lease rates than what its landlord was offering on the renewal.

“The SPS transaction seems to be a reoccurring theme in our market, as businesses are being forced by the market to reevaluate costs,” said Carrillo. “Businesses need to save money where they can, and operate at the highest level of efficiency to survive to the next upturn. I’ve been getting a lot of calls from businesses asking me to help evaluate their locations, and see if there are properties and landlords that would be willing to work with them to reposition their real estate as a stronger asset.”

The landlord was One Fam LLC. The property is currently fully leased, and in close proximity to the 710 Freeway.

SPS is full service provider of abrasives, equipment, and replacement parts for abrasive blasting, wheel blasting, and mass finishing applications.

AIR WAVES



October 1, 2009

Southeast Region

Brandon Carrillo Gets Below the Surface

Brandon Carrillo in the Long Beach office of Charles Dunn Company reports his representation of Surface Preparation Solutions, LLC in its lease of a 31,000 square foot industrial building located at 13900 Orange Ave. in Paramount. The property owner is One Fam, LLC.

Realty News Report

October 8, 2009

Perks Underwrite 62-Month Renewal

PARAMOUNT, Calif. – Surface Preparations Solutions LLC has renewed a 31,000-sf industrial lease in the Orange Avenue corridor, reeling in a 62-month lease with perks for signing the deal.

Brandon Carrillo in Los Angeles-based Charles Dunn Co.'s Long Beach office represented the tenant, winning two months of free rent and a low lease rate as incentives to sign with One Fam LLC, owner of the fully leased warehouse at 13900 Orange Ave. The broker said the tenant had several options in the market, including lower priced locations.

"The SPS transaction seems to be a reoccurring theme in our market, as businesses are being forced by the market to reevaluate costs," Carrillo said. "Businesses need to save money where they can and operate at the highest level of efficiency to survive to the next upturn."



REAL ESTATE JOURNAL

October 16, 2009

PARAMOUNT - Surface Preparation Solutions LLC signed a 62-month lease for 31,000 square feet of industrial space at 13900 Orange Ave. from One Fam LLC. Brandon Carrillo of Charles Dunn Co. represented the tenant.

PARAMOUNT

Lease Contract: Surface Preparation Solutions LLC has signed a 62-month lease for industrial space in Paramount with landlord One Fam LLC. The property is at 13900 Orange Ave. Financial terms of the deal were not disclosed.

Surface Preparation Solutions LLC, which provides abrasives and parts for mass finishing applications, leased a 31,000-square-foot facility at 13900 Orange Ave. in Paramount. Carrillo served as the leasing agent.