SELLER FINANCING AVAILABLE



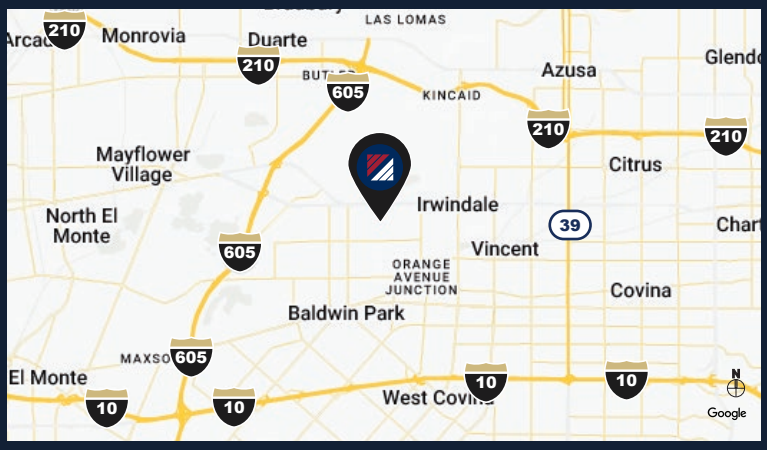
FOR SALE

TWO HIGH QUALITY INDUSTRIAL BUILDINGS ON ONE LOT | ±10,376 SF

5020 HEINTZ ST. | BLDG. A & B | BALDWIN PARK | CA

PROPERTY HIGHLIGHTS:

- Suitable for Owner/User or Investor
- Clear Height: 22'
- 12 x 14 Ground Level Doors
- Sprinklered and Fully Fenced in Yard Area
- Built in 2009
- Newest Building on the Market
- Sale Price $3,112,800 ($300/ft)
- SBA Financing Available



FOR MORE INFORMATION, PLEASE CONTACT:



JOSEPH HARMON SIOR
EXECUTIVE VICE PRESIDENT
562.695.7244
JHARMON@DAUMCRE.COM
CA LICENSE #02049508

DAUM COMMERCIAL REAL ESTATE SERVICES | WAREHOUSE ADVISORY GROUP

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

www.daumcommercial.com



CHARLES JOHNSON II SIOR
EXECUTIVE VICE PRESIDENT
562.576.1424
CAJOHNSON@DAUMCRE.COM
CA LICENSE #01817294



JOHN HASTINGS
VICE PRESIDENT
562.908.5115
JHASTINGS@DAUMCRE.COM
CA LICENSE #02145691

PHOTOS



BUILDING A





FOR MORE INFORMATION, PLEASE CONTACT:



JOSEPH HARMON SIOR
EXECUTIVE VICE PRESIDENT
562.695.7244
JHARMON@DAUMCRE.COM
CA LICENSE #02049508

DAUM COMMERCIAL REAL ESTATE SERVICES | WAREHOUSE ADVISORY GROUP

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

www.daumcommercial.com



CHARLES JOHNSON II SIOR
EXECUTIVE VICE PRESIDENT
562.576.1424
CAJOHNSON@DAUMCRE.COM
CA LICENSE #01817294



JOHN HASTINGS
VICE PRESIDENT
562.908.5115
JHASTINGS@DAUMCRE.COM
CA LICENSE #02145691

SELLER FINANCING

MONTHLY OUTLAY ANALYSIS

5020 HEINTZ ST. | BLDG. A & B | BALDWIN PARK | CA

Owner-user occupies Bldg A • Bldg B income offsets carrying costs • ±10,376 SF on ±20,410 SF lot

*Terms are negotiable

PURCHASE PRICE	DOWN PAYMENT	SELLER CARRY NOTE	NET MONTHLY OUTLAY
$3,000,000	$1,000,000	$2,000,000	$5,476
±$289/SF	33% of price	7.00% interest-only	after Bldg B rent

*ESTIMATED MONTHLY CARRYING COSTS

	MONTHLY	ANNUAL
Interest – $2M note @ 7% I/O	$11,667	$140,000
Property taxes (1.2027%)	$3,007	$36,081
Insurance (est. $0.35/SF/yr)	$303	$3,632
Gross carrying cost	**$14,976**	**$179,713**
Less: Bldg B rent (gross lease)	($9,500)	($114,000)
NET OUTLAY	**$5,476**	**$65,713**

WHERE THE MONEY GOES

Gross monthly carrying cost: $14,976



Interest $11,667 Taxes $3,007 Ins. $303

Covered by Bldg B rent vs. paid by owner



$9,500 rent $5,476 net outlay

EFFECTIVE OCCUPANCY COST FOR THE OWNER-USER

$1.35 / SF / mo

Occupy Bldg A (±4,070 SF) for about $5,476 per month

while controlling and building equity in a $3M+ Asset!

PROPERTY SNAPSHOT

BLDG A	BLDG B	TOTAL	FEATURES
±4,070 SF	±6,306 SF	±10,376 SF	22' clear
Vacant – owner-user	Leased – $9,500/mo gross	±20,410 SF lot	

ASSUMPTIONS & EXCLUSIONS

Property taxes estimated at 1.2027% of the $3,000,000 purchase price (Prop 13 reassessment on sale; FY 2026-27 Baldwin Park rate); fixed charges and direct assessments not included. Insurance estimated at $0.35/SF/yr; buyer to obtain quote. Bldg B is on a gross lease, so the owner pays taxes and insurance. Excludes repairs and maintenance, utilities, reserves, closing costs, supplemental tax bills, and opportunity cost of the down payment. Note is interest-only; the full $2,000,000 principal is due at maturity. Seller financing terms shown are illustrative and subject to seller approval.

JOSEPH HARMON, SIOR
EXECUTIVE VICE PRESIDENT
562.695.7244
JHARMON@DAUMCRE.COM
CA License #02049508

CHARLES JOHNSON II, SIOR
EXECUTIVE VICE PRESIDENT
562.576.1424
CAJOHNSON@DAUMCRE.COM
CA License #01817294

JOHN HASTINGS
VICE PRESIDENT
562.908.5115
JHASTINGS@DAUMCRE.COM
CA License #02145691

DAUM Commercial Real Estate Services • D/AQ Corp. #01129558 • www.daumcommercial.com Information deemed reliable but not verified; estimates for illustration only. Buyer to verify all figures.