

INDUSTRIAL

BIXBY LAND CO. ACQUIRES TWO PROPERTIES, COMPLETES \$400 MILLION PORTFOLIO REPOSITIONING

Stockton, Calif., and Las Vegas — Orange County, Calif.-based Bixby Land Co. has completed its \$400 million portfolio repositioning with the acquisition of two properties in California and Nevada. In California, the company purchased a 264,000-square-foot industrial building, which is located at 4114 S. Airport Way and 1425 Industrial Dr. in Stockton, for an undisclosed price. Current tenants include Dana Structural Products, Technical Consumer Products and Mike Campbell & Associates. In Nevada, Bixby acquired a 130,000-square-foot industrial property, which is located at 4875 E. Cheyenne Ave. in Las Vegas, from Panatoni Development for an undisclosed amount. The property is currently 100 percent leased through 2017 to Johnston Supply, a wholesale distributor in HVAC/R equipment. Starting in 2006, Bixby began restructuring its portfolio by selling off non-strategic assets and using 1031-exchange funds to assemble an institutional quality, industrial and R&D portfolio.

82,288-SQUARE-FOOT INDUSTRIAL BUILDING SELLS FOR \$4.32 MILLION

Phoenix — LMI Solutions has acquired an 82,288-square-foot freestanding industrial building, which is located within Triangle Industrial park at 46 North 49th Ave. in Phoenix, for \$4.32 million. The property features 3,000 square feet of office space, 12 docks, two grade-level doors and 30-foot ceiling height. Mark DiSabato of Atlantis Commercial represented the buyer; Don MacWilliam and Payson MacWilliam of Colliers International represented the seller, First Industrial Realty Trust, in the transaction.

221,921-SQUARE-FOOT INDUSTRIAL FACILITY FETCHES \$14.6 MILLION

Ontario, Calif. — Myers Power Products has acquired a manufacturing, distribution and warehouse facility, which is located at 2950 Philadelphia in Ontario. TA Associates Realty sold the 221,921-square-foot property for \$14.6 million. Myers is a manufacturer of electrical switchgear, service pedestals, custom cabinets and enclosures, UPS, and emergency power

and emergency lighting systems. Chris Migliori of DAUM Commercial Real Estate Services represented the buyer; Mark Zorn and Tal Siglar, also of DAUM, represented the seller in the transaction.

226,220-SQUARE-FOOT LA PACIFICA TRADES HANDS

Oceanside, Calif. — DEI LLC has purchased La Pacifica, a 226,220-square-foot industrial project in Oceanside, for an undisclosed price. Located at 3801, 3809 and 3817 Ocean Ranch Blvd., the property was approximately 80 percent leased at the time of acquisition. Rusty Williams and Larry Strickland of Lee & Associates represented the buyer; Brian Driscoll, Rick Redder and Dennis Visser of Grubb & Ellis | BRE Commercial represented the seller, RREEF, in the transaction.

99 RANCH MARKET ACQUIRES 35,400-SQUARE-FOOT WAREHOUSE

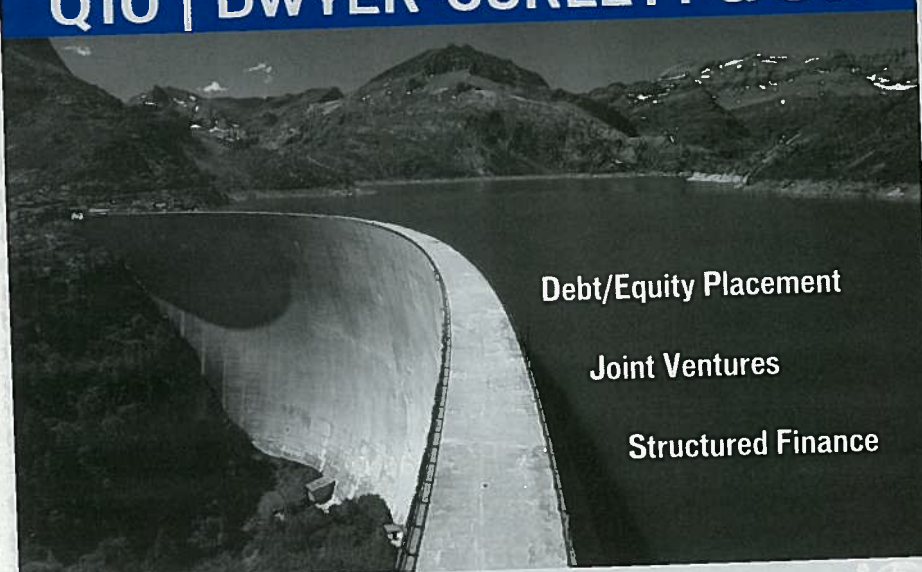
Union City, Calif. — RJAN, dba 99 Ranch Market, has acquired a 35,400-square-foot warehouse build-

ing for \$2.5 million or \$71 per square foot. Located at 2821 Faber St. in Union City, the property is adjacent to 99 Ranch Market's new distribution center. The seller was Diane Davies. Sam Higgins and Tom Damaschino of NAI BT Commercial Oakland, Calif., represented the buyer in the transaction.

32,233-SQUARE-FOOT INDUSTRIAL PROPERTY SELLS FOR \$4 MILLION

Moorpark, Calif. — George Eales of Daum Commercial Real Estate Services represented a family trust in the acquisition of a 32,233-square-foot industrial building, which is located at 5156 Commerce Ave. in Moorpark. The buyer's family business, Pindler & Pindler Inc., currently occupies the property. York Moorpark Industrial sold the facility, which features dock-high and ground-level loading with 20-foot clearance, for \$4 million. Mike Tingus and Scott Linklater of Lee & Associates represented the seller in the transaction.

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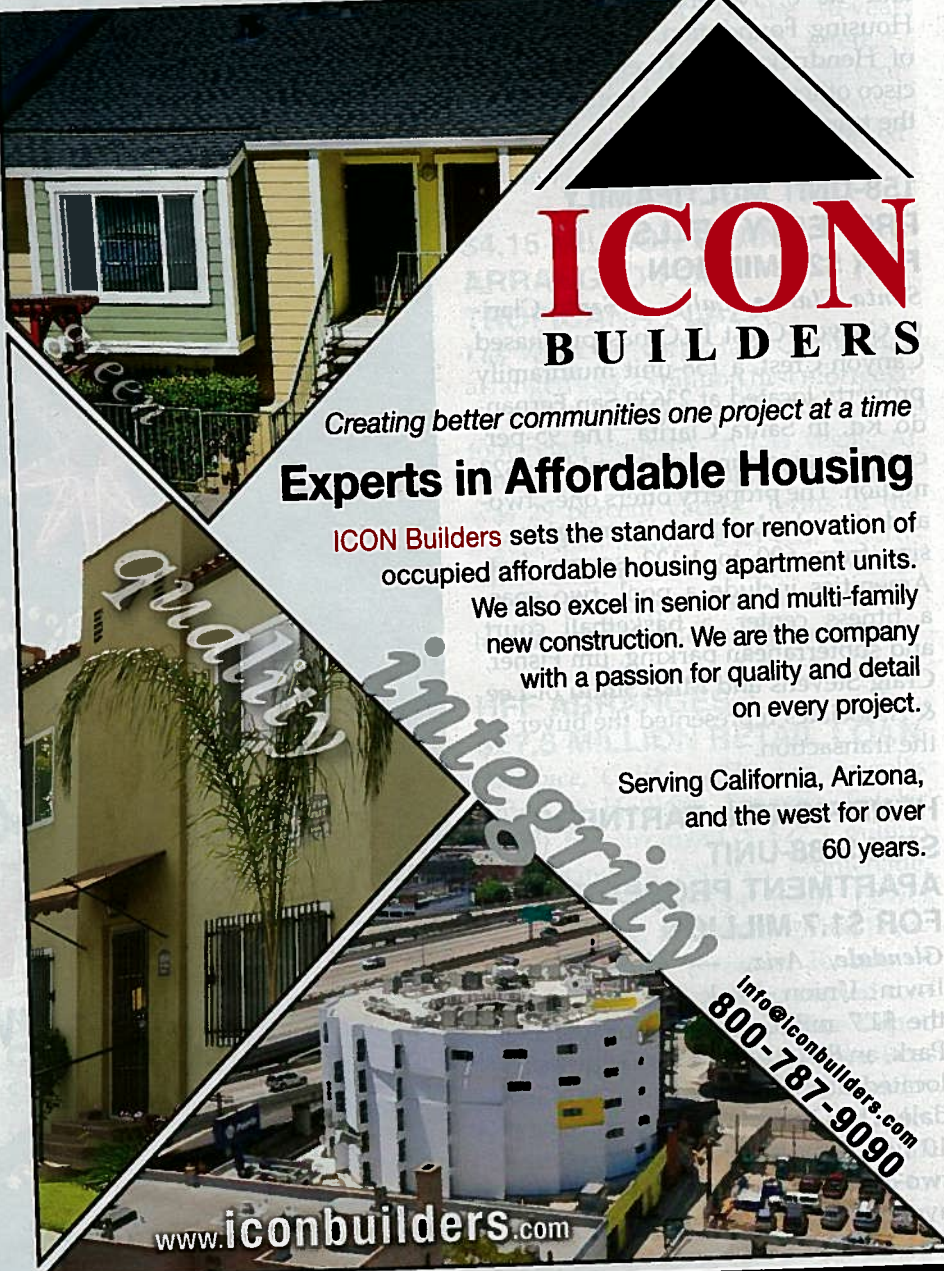
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