

Case Study

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Rancho Dominguez Industrial Facility



18020 South Santa Fe Avenue
Rancho Dominguez, California 90200



Situation

A court ordered a court bankruptcy referee to quickly sell the 80,602-square-foot industrial facility at 18020 South Santa Fe Avenue in Rancho Dominguez, California, built in 1960. The facility had environmental issues left by the previous large corporate tenant and required both external and internal clean-up.

Action Plan

To meet the court stipulated deadlines, Hager Pacific Properties (HPP) proposed an aggressive timeline for the environmental investigation and purchase of the industrial facility. HPP addressed the property's issues by creating a plan to clean-up and renovate the space and to reconfigure the existing loading and truck parking plan.



Results

HPP completed a rapid renovation of the facility's office and clean-up of the building's exterior. Additionally, the large land parcel was fully converted to warehouse truck loading and parking. The facility is fully leased to Southern Counties Express, an interstate common and contract carrier that provides transportation, warehousing and distribution services for all types and volumes of freight throughout Southern California.