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PACIFIC INDUSTRIAL ACQUIRES RARE, 11-ACRE SINGLE TENANT INDUSTRIAL PROPERTY IN COMPETITIVE CENTRAL LOS ANGELES MARKET

- *Voit Real Estate Services sourced and represented both the buyer and seller in this off-market transaction.*

Los Angeles, California (May 3, 2021) – [Pacific Industrial](#), a Long Beach-based investment firm that focuses on the development and acquisition of industrial real estate, announced today that it has closed on a rare, 11-acre single tenant industrial property in the Central Los Angeles submarket of South Gate, California.

Sean McDonald, David Fults, and Brian McLoughlin of Voit Real Estate Services, a privately held, broker-owned Southern California-based commercial real estate firm, directed the purchase of the unique industrial property from a private investor.

“The opportunity to acquire an 11-acre industrial property in Central Los Angeles, one of the tightest industrial submarkets in Southern California, is almost unheard of,” says McDonald, whose team represented both the buyer and seller in the transaction. “In fact, all four industrial submarkets in Los Angeles [reported vacancy declines at the end of Q4 2020](#), which will continue to tighten the availability of in-demand industrial assets like this even further going forward.”

“This purchase perfectly aligns with our company’s ongoing strategy to acquire irreplaceable industrial assets in the most sought-after locations”, explained Neil Mishurda, Co-Founder of Pacific Industrial. “The property is incredibly unique given its size, infill location and rare combination of dual rail service by BNSF and Union Pacific.”



David Fults, Senior Vice President at Voit Real Estate Services, adds: “In addition to the property’s location, the in-place lease to a creditworthy tenant and stable cash flow of the property was also very attractive to the buyer.”

The asset is located at 4545 Ardine Street in South Gate, California and is 100% occupied by a global distribution facility.

About Voit Real Estate Services

Voit Real Estate Services is a privately held, broker owned Southern California commercial real estate firm that provides strategic property solutions tailored to clients' needs. Throughout its 50-year history, the firm has completed in excess of \$53.5 billion in brokerage transactions encompassing more than 51,500 brokerage deals. Voit’s unmatched expertise in Southern California brokerage, investment advisory, financial analysis, and market research enable the firm to provide clients with forward looking strategies that create value for a wide range of assets and portfolios. Further information is available at www.voitco.com.

About Pacific Industrial

Pacific Industrial is a Southern California-based investment firm exclusively focused on the development and acquisition of industrial real estate. As one of the most active privately held development firms in Southern California, Pacific Industrial is currently developing several million square feet of industrial space and has closed more than \$1 Billion in transactions since its inception in 2012. For more information please visit: www.Pac-Industrial.com

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