



REAL ESTATE SERVICES

Contact:

Mike Vernick, SIOR

Voit Real Estate Services

(714) 935-2354

MVernick@voitco.com

VOIT DIRECTS THE \$8.4M UPLEG OF A 1031 EXCHANGE

Corona, Calif., (September 15, 2025) – Voit Real Estate Services is pleased to announce that Mike Vernick, SIOR, Senior Vice President and Partner of the firm's Anaheim office, successfully directed the \$8,475,000 acquisition of a 25,921-square-foot manufacturing facility in Corona. Vernick represented the buyer, LBGD Investment Group, LLC, who acquired the property as part of a larger 1031 Exchange requirement. Vernick also represented LBGD Investment Group in the acquisition of three other industrial assets in order to satisfy the 1031 exchange.

The seller, Jon R Gerwin & Kathryn Gerwin, was represented by Sean Baney of Centennial Advisors.

"There were multiple purchase offers on this property, as it was an ideal 1031 exchange upleg for an investor, given the favorable in-place revenue stream and modern property features. This was a good example of how appropriately priced, high-quality industrial assets are generating substantial buyer interest even in today's more cautious real estate environment," stated Vernick.

The property is located at 2900 Palisades Avenue in Corona.

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 more than 50-year history, the firm has completed in excess of \$64.1 billion in brokerage transactions encompassing more than 58,250 brokerage deals. Voit's unmatched expertise in Southern California brokerage, investment advisory, financial analysis, and market research enables 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.

#