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Rexford Strikes Yukon Gold

Rexford Industrial recently closed on another acquisition, paying \$10.45 mil for Yukon Industrial Center, a 123.2k sf (\$85/sf) multi-tenant center located at 13020 Yukon Ave, south of El Segundo Blvd and west of Crenshaw Blvd in Hawthorne. ANR Asset Management represented both the buyer and the seller, 13020 Yukon, LLC, in the transaction.



Yukon Industrial Center consists of two single-tenant buildings comprising 41.2k sf and 22.3k sf respectively, and a 59.7k sf multi-tenant building, for a total of 123.2k sf on 5.64 acres of land. Current tenants in the fully occupied center include Gentle Giant Moving Company, Ryan's Express, Seatmax and Southern California Cuisine.

The transaction fits in with Rexford's aggressive acquisitions strategy for 2007. "The Yukon Industrial Center is a solid investment of attractive industrial real estate in the tight and robust South Bay submarket," said Rexford's Managing Member Howard Schwimmer. "It is also particularly well located, in close proximity to LAX, the I-105 and I-405 freeways, and the Ports of Long Beach and Los Angeles," he continued. The purchase also included a highly favorable fixed-rate assumable loan.