

By Daniel Miller
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Industrial Sale

A 111,638-square-foot industrial building in the City of Industry has changed hands for \$9.9 million – a relatively rare event for a building that size in the San Gabriel Valley city.

Long Beach real estate investor Bechler Corp. sold the building at 14841 Don Julian Road to Sun Hing Foods Inc., a San Francisco food wholesaler and distributor.

The sale, which closed March 3, is noteworthy because industrial developer Majestic Realty Co. dominates Industry, where it is based and originally built its business.

“Majestic owns 70 percent of the property in this market and they never sell, so when you do find something it is pretty exciting,” said broker Adam Dzierzynski of Lee & Associates, who represented the buyer.

Sun Hing has other offices at 15939 Valley Blvd. in Industry about half the size of the acquisition. The firm had been looking to buy space because its Valley Boulevard lease will expire in two years, Dzierzynski said.

Soy sauce maker Lee Kum Kee Inc. is the tenant at the Don Julian property and has about two and half years remaining on its lease. Sun Hing is expected to move in once Lee Kum Kee’s lease has expired.

Dennis Keane of Lee & Associates also represented the buyer. Bechler was represented by Patrick Remolacio and Bret Hardy of Colliers International. The seller could not be reached for comment.