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The Saywitz Company Closes Three Leases in LA County Totaling \$21.1 Million

MONTEBELLO, Calif./COMMERCE, Calif., GARDENA, Calif. – April 3, 2013 –The Saywitz Company – one of the largest privately held commercial real estate brokerage firms in Southern California – recently negotiated three leases located in LA County totaling more than \$21.1 million and 479,870 square feet.

The Saywitz Company recently completed lease negotiations on behalf of New Century Snacks to relocate its corporate offices and manufacturing operations to a new facility located at 5560-5580 East Slauson Avenue in Commerce, Calif. The 10 year lease, which is valued at more than \$12 million, allows New Century Snacks to initially occupy 120,000 square feet with expansion to a total of approximately 250,000 square feet over the lease term.

Scot Kelly and Barry Saywitz of The Saywitz Company represented New Century Snacks in the transaction. Dave Hess of Cushman & Wakefield represented the landlord ProLogis.

New Century Snacks is a manufacturer and distributor of nut and snack products to major retailers such as Walmart and other national retailers and grocers throughout the country. The company is relocating and expanding from two separate facilities in Commerce.

“This new facility will allow New Century Snacks the ability to grow and expand their production operations and ultimately grow their business over the long term,” said Barry Saywitz, president of The Saywitz Company. “Additionally, the landlord was able to secure a long term credit tenant to its portfolio.”

In another lease transaction, Saywitz represented Priority One Warehousing, a trucking, transportation and third-party logistics company, in a lease renewal and expansion for its facilities in Montebello, Calif. Priority One has renewed and expanded its presence at its current

facility located at 2101 Flotilla Street. The company is expanding to a total of 183,520 square feet. The 5 year lease is valued at more than \$5.5 million.

Christopher Cussen of Transwestern represented RREEF, the owner, in the transaction.

“This transaction allows the ownership to retain its existing client and expand within the building,” said Saywitz. “It also provides our client with flexible expansion capabilities without the necessity of having to relocate. The state of the art distribution building boasts 30 foot high ceilings and provides excellent access to our client’s customer base throughout Los Angeles County.”

In addition, The Saywitz Company represented American Condenser & Coil, a national manufacturer of commercial heating, air conditioning and cooling systems coils, in a long term lease for the expansion and consolidation of its operations in Southern California. The company has leased three buildings totaling 46,350 square feet located at 1628 W. 139th Street in Gardena, Calif. The 11 year lease is valued at more than \$3.6 million.

“This consolidation transaction will allow the company to streamline its production and provide for upgraded and improved facilities on a going-forward basis,” said Saywitz. “Additionally, it shows the company’s long term commitment to the Southern California marketplace.”

Jeff Saywitz and Barry Saywitz of The Saywitz Company represented American Condenser. The ownership ROMLA represented itself.

About The Saywitz Company

Headquartered in Newport Beach, Calif., with an additional office in San Diego, Calif., The Saywitz Company is one of the largest privately held commercial real estate brokerage firms in Southern California. The Saywitz Company exclusively represents tenants, companies, and users of commercial real estate on an international, national and local basis. The company has been in business for more than 38 years and continues to be one of the leaders in tenant representation in Southern California. For more information, please visit www.saywitz.com.