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## **Two Manufacturing Firms Take 200k sf at Ontario Industrial Facility**

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Two firms, Pacific Urethane LLC and Precision Foam LLC, recently signed deals for close to 200k sf at an Ontario industrial facility owned by CT Realty Investors. CT acquired the 386k sf property, located at 1671 Champagne Ave, west of Etiwanda Ave and south of Jurupa St, earlier this year. The Saywitz Company in Newport Beach brokered the leases on behalf of Pacific Urethane and Precision Foam.

Pacific Urethane signed for 150.3k sf and Precision Foam took 43.5k sf of space in separate five-year transactions worth \$3 mil and \$1 mil respectively. Pacific Urethane will occupy the majority of the northern half of the Champagne building and use the space to manufacture polyurethane foam buns to supply mattress, bedding and furniture manufacturers. Precision Foam will use its space to fabricate foam products to be sold in the furniture and bedding industry.

The building was constructed in 1988 and is served by a Union Pacific rail spur which will be actively used by Pacific Urethane. The property has seen significant renovation and retrofitting since its acquisition by CT. Amcor PET Packaging, a global manufacturer of polyethylene terephthalate (PET), leases the remaining half of the building.

Aliso Viejo-based CT Realty has been actively purchasing existing industrial product in the Inland Empire for the past 12 months, with almost 5 msf currently under ownership. "The Champagne building is strategically located in the heart of the Inland Empire in what is known as the Inland Empire West Submarket," said Carter Ewing, executive vice president of CT Realty.

Jeff Smith of the Ontario office of Lee & Associates represented CT Realty in the lease transaction.