

REAL ESTATE: Three industrial leases signed

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The Saywitz Co., a privately held commercial real estate brokerage firm based in Newport Beach, recently completed three industrial leases totaling more than 150,000 square feet. All three are in western San Bernardino County.

One involves a corporate relocation. Halex Corp., a company that makes industrial flooring products, leases 62,000 square feet at 4200 Santa Ana Ave. in Ontario and will move its headquarters there from Pomona. The company, which is planning to use the facility as its West Coast distribution hub as well as its corporate offices, has plans to expand. The 63-month lease is valued at about \$2 million, according to a Saywitz statement. The property is owned by CLP Industrial Properties.

Western Express, a transportation company, has arranged a long-term lease with Bowman Distribution to sublet Bowman's facilities in Fontana. The 8.5-acre property is leased for six years, and the value of the lease is more than \$2 million. Western Express will be able to consolidate some operations and increase its volume through this move, Saywitz said in its statement.

The third property was leased by Chenbro Micom, a global company that manufactures and distributes computer racking products. The company has offices in China, the United Kingdom and the Netherlands, and it is expanding its United States headquarters by leasing an 89,000-square-foot facility at 2800 Jurupa St. in Ontario.

The seven-year lease is worth \$3 million, and it is structured in a way that could entice Chenbro Micom to buy the property eventually, according to the statement. Industrial Income Trust is the property owner.