

## Tips to Maintain Your Commercial Property

As we head into 2022, many of us renew our focus and look to catch up on things to improve on in our lives. Making sure your commercial property is being well-maintained is important and can save you a substantial amount of money over time on costly repairs and replacing big ticket items such as the roof and HVAC.

The roof is typically the costliest item to replace if needed on a commercial building. I recommend having the roof serviced on a quarterly basis. This is typically a minimal cost to have a roofer clean off the roof of any debris and water that has accumulated, check for cracks and leaks and clear out any roof drains that may be clogged. This can save a roof from caving in from a collection of debris that weighs a roof down, especially on flat roofs.

The HVAC system should also be serviced on a quarterly basis. You can have an HVAC company on a maintenance contract and for a reasonable amount they will service the system quarterly. This typically entails checking the system, cleaning or changing out filters, making sure it is working properly and adding freon to the system for the summer months. This can extend the life of your system and make it run more efficiently.

It is also a good idea to make sure if you have any landscaping systems around the building that they are not causing build-up of water along the side of the building. This can cause mold and cause the building to deteriorate in those areas. This can become a costly repair if it progresses.

### In This Issue

- Tips to Maintain Your Commercial Property
- Port Congestion Easing in November
- Price Reduction on Arcadia Building

For safety, some cost-effective ways to make your property safer are to install motion lighting around the premises. I recommend a motion and camera system combination that can be monitored from your office or phone. It alerts you to any activity on your property. It is also preferable to have a security system installed to accompany the camera and lighting system. For industrial buildings, many owners who have inventory that is costly install bars on the windows and skylights. I hear many businesses are having catalytic converters stolen from trucks. The camera and lighting system can deter thieves as well as putting the trucks behind gates if possible.

Your commercial property is an investment, and these steps can help ensure your property is kept in excellent condition which will help to maintain the value of the property. If you have any questions, please feel free to call me at 626-358-8287 or email [Linda@TopComRealty.com](mailto:Linda@TopComRealty.com)

I hope you have a wonderful holiday season!

**Current SBA 504  
Effective Rate for  
November 2021 is 2.79-2.92%**

## Port Congestion Easing in November

The container congestion at the Los Angeles and Long Beach ports have been a big issue the last several months. There were over 30 ships waiting to reach the dock within the last few months. Many would sit over nine days waiting to reach the dock to be unloaded. The amount of cargo waiting at the Los Angeles Port declined by twenty percent in early November. The increase in containers waiting was due to a surge in consumer demand during the pandemic.

The container carriers faced fines starting November 1 for containers that sat at sea for nine days or more. Cargo spending less time on ships is critical to the global economy, which depends on the efficient movement of goods. This also has an effect on the industrial market in Los Angeles which relies on the port traffic and efficiency of the ports transporting goods. Due to the increased demand, the industrial market in great Los Angeles has seen a steep increase in demand for space, pre-leasing large infill space as well as

The need for more truck yards for storage. This has also caused industrial rents to increase as a result throughout the region- San Pedro which is port adjacent has seen an increase of 9.3% in industrial space this past year. The ports of Los Angeles and Long Beach process forty percent of the nation's container imports which make them integral to the global economy as well as a key component to the industrial real estate and job market in the greater Los Angeles area.

Source: CoStar Newsletter 11/11/2021

## Substantial Price Reduction!



900 S. 1<sup>st</sup> Avenue Arcadia, CA

### \$750K Price Reduction!

10,000 SF medical office building for sale on almost an acre of land located at corner intersection of 1<sup>st</sup> and Duarte Rd. Minutes to Methodist Hospital and City of Hope.

Completely renovated in 2009-2010. Separated into four medical practices- Excellent for multiple partner ownership. The building has an elevator, sprinklers, common area lobby and restrooms. No expense spared on build-out.

Excellent owner/user opportunity. Occupy 51% with SBA and lease out remainder for income.

*Linda Vidov* (CA Broker Lic. #1715788)

Linda specializes in commercial and industrial sales and leasing throughout the San Gabriel Valley. She has extensive knowledge in 1031 exchange transactions, investment opportunities, and market analysis. Feel free to contact Linda with any questions or requests for information.



**Top Commercial Realty**

100 W. Lemon Ave Suite 101 Monrovia, CA 91016

O: 626.358.8287 C: 626.399.3715 F: 626.605.5003

E-Mail: [Linda@TopComRealty.com](mailto:Linda@TopComRealty.com) • [www.TopComRealty.com](http://www.TopComRealty.com)