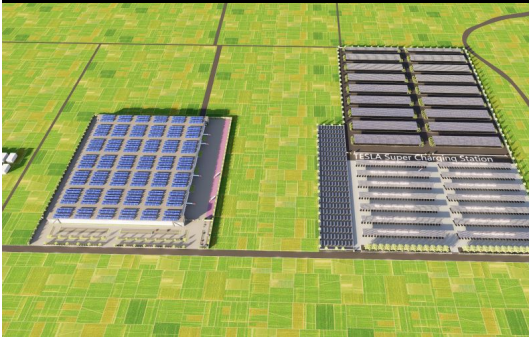




Broker Info



Betty Jong
Business Broker / M&A Advisor
(310) 882-2200 x 161
LIC# 01916702

Background

General Location: Perris, CA
Category: Wholesale/Distribution
Storage & Warehousing
Years in Business: TBD
Under Present Owner: TBD
Hours of Operation: TBD
Owner Hours: TBD
Training: None
Organization Type: LLC
Lease Expiration:
Lease Options:
Building Size:
Employees: 0
Reason for Sale: The company is looking for a strategic partner who can bring both capital and industry insight to support the successful execution of the project.

Financials

Asking Price: \$28,000,000
Down Payment: Negotiable
Gross Sales: Call
Discretionary Cash Flow: \$51,500,000
FF&E:
Inventory Included?
Inventory:
Min. Operating Capital:
Real Estate Available? Yes
Rent:

Summary

Strategic Investment Opportunity: 107 Acres of Unimproved Land for Future Sustainable Energy & Logistics Hub

A prime **107-acre raw land** site in Perris, California is being positioned for transformation into a **Sustainable Energy Center**, with planned uses including:

- **Solar farm and battery storage**
- **EV truck charging and parking**
- **Data center infrastructure**
- **Warehouse and logistics facilities**

The property is strategically located in a thriving industrial corridor, home to major corporate distribution centers.

The Company currently seeking a **strategic partner** to acquire a **23% equity stake** for **\$28 million**.

- **Valuation:** A major buyer has submitted an offer of **\$319 million**, contingent upon entitlement approval within 24 months
- **Implied Value:** The 23% stake is currently worth approximately **\$80 million**, offering a compelling investment opportunity

Join us in developing a next-generation energy and logistics hub that aligns with global sustainability goals and rising demand for clean infrastructure.

To proceed, please provide a Letter of Intent (LOI) and Proof of Funds (POF).