

National Flooring Products Opens New West Coast Distribution Center

National Flooring Products opens new, west coast distribution center in Ontario, California to best serve their clients.



ONTARIO, CALIFORNIA, USA, June 11, 2015
/EINPresswire.com/ -- Jeremy Trotter, Executive Vice President of Synergy Real Estate Group, Corporate Advisory, Inc. (<http://www.synergy>), announced he recently completed a lease transaction for National Flooring Products which will lease 37,828 square feet at the 92,000-square-foot industrial building at 1975 E. Locust St. in Ontario, Calif. Located near Ontario International Airport, featuring a 30-foot clearance height and 12 dock-high loading doors with T5 high energy efficiency warehouse lighting, the location also offers 7,000 square feet of two-story, high image office space as National Flooring Products' West Coast Distribution Center.

What sets the \$1.3 million lease transaction apart from other deals in Ontario is that Jeremy Trotter was able to secure a below market rate on the building, saving the client an estimated \$110,000 in lease cost, equal to approximately 10.05% effective savings off of the original asking rate which included nearly 3 months of free rent. This does not happen often as most Ontario Landlords in a robust market are not budging off their asking price and offering little to no free rent. There were multiple offers on the property, however Jeremy was able to best position the client against other prospective buyers due to his limited inventory and strong client relations skillset. This is the first western distribution facility for National Flooring Products, and will better serve them in reaching their clients, saving the company in the hundred thousands of dollars in drayage annually.

"We are very pleased that National Flooring Products has selected our Ontario industrial property for its expansion into California," said Todd P. Miller, partner with Western States Technologies. "The property's proximity to Ontario International Airport, as well as its warehouse clearance and dock-high loading positions, were important locational and building attributes for National Flooring Products. The business center is also located in one of the region's most dynamic distribution hubs due to an extensive network of freeways, transportation corridors and rail links, making the location well-suited for the company's expansion." Milo Lipson and Ryan Velasquez with Cushman & Wakefield's Ontario office represented Western States in the transaction, with Jeremy Trotter with Synergy Real Estate Group in Rancho Cucamonga, Calif., representing National Flooring Products.

To differentiate itself from other Commercial Real Estate firm, Synergy never represents Landlords, acting as a free of charge service to tenants. "Our clients range from small businesses to large Fortune 500 firms. We provide clients with a report containing all property sites that meet our clients parameters with photos, floor plans, help them to select the best alternatives, and then negotiate aggressive terms that take advantage of today's multiple concessions and incentives," said John Galaxidas, President/CEO of Synergy Real Estate Group, Corporate Advisory.

"Synergy tracks every office space and warehouse space in the local submarkets daily, including

subleases, so it's much easier for us to do the background work for our clients to be sure our clients become aware of all possibilities, as many are not marketed publicly. Further, since all commercial real estate leasing fees associated with a building are budgeted for and paid by the landlords, our clients incur no costs while having expert representation to insure that they achieve the best lease terms possible," said Galaxidas.

For more information about Synergy Real Estate Group, Corporate Advisory, please visit their web site:

www.synreg.com or call: (888) 979-7787.
<http://www.synreg.com>

SOURCES: Synergy Real Estate Group, Corporate Advisory, Cushman & Wakefield and Western States Technologies

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