












| INDUSTRIAL | | Available SF | Rate/SF | DH/GL | Const Status | Clear Height | |
|-------------------|--|---------------------------------------|--------------------------|-------------------------|-------------------------------------|----------------------------|---|
| Property Location | | Office SF | Price/SF | Sprinkler | Listing Status | Amps | |
| | | Bldg SF | Price | Yard | Possession | Parking | Listing Notes |
| 1 | <p>24201 Frampton Ave Harbor City, CA 90710 AIR - Torrance</p>  | 31,326 SF 5,373 SF 31,326 SF | NFL TBD Negotiable | 1/2 Yes Fncd/Pvd | Existing Available COE | 17' - 19' 1200 1.7:1 | Food Processing Facility Turnkey Commissary USDA/Organic Food Certified, Well-Maintained Facility Property Sits On Large Lot w/Ample Parking Coolers, Freezers, Floor Drains, Test Kitchen, Lab Space Located Just A Few Minutes From I-110 Zoning/Rail: MR1 / No Listing #: 31407247 APN: 7439-011-039, 7439-011- Mos on Mkt: 0 |
| 2 | <p>600 S 6th Ave Industry, CA 91746 AIR - Industry</p>  | 21,274 SF 2,952 SF 21,724 SF | TBD NFS | 3/1 Yes Fenced | Existing Available 09/01/2022 | 20' 2000 | Free Standing Building 2000 Amps of 277/480 Volt Power ±13,097 SF Fully Refrigerated Plant, 35-38 Degrees ±2,952 SF of Office, 20' Clearance Height (3) Dock High Doors And Grade Level Access Close Proximity To The 605 And 60 Freeways Zoning/Rail: I / No Listing #: 30624239 APN: 8206-029-026 Mos on Mkt: 1 |
| 3 | <p>Alameda Industrial Center 2080 E 49th St Vernon, CA 90058 AIR - Commerce/Vernon</p>  | 54,000 SF 1,996 SF 108,000 SF | TBD NFS | 6/1 Yes No | Existing Available Now | 22'-24' 0.7:1/40 | Turn-Key Cooler/Freezer Space 18,608 SF Cooler 6,541 SF Freezer Six (6) Dock High Loading & One (1) Ground Level Door Sublease Through 9/30/2029 Zoning/Rail: M / No Listing #: 30617058 APN: 6308-015-077 Mos on Mkt: 1 |
| 4 | <p>Scout Cold Logistics Center - Los Angeles 17411 E Valley Blvd Industry, CA 91744 AIR - Industry</p>  | 350,256 SF 41,659 SF 350,256 SF | TBD NFS | 46/2 Yes Fncd/Pvd | Existing Available 04/01/2023 | 37' 3000 1.0:1/342 | Class "A" Cold Storage or Food Processing Retrofit Designed, Financed & Constructed to Tenant's Specifications Freezer / Cooler / Food Processing Uses Tremendous Dock Hi Loading And Yard For Trailer Parking 37' Clear, Corp Offices - Central City of Industry Location Easy Access to 60, 10 And 605 Freeways Zoning/Rail: MA / No Listing #: 30333497 APN: 8729-001-018 Mos on Mkt: 2 |
| 5 | <p>2324 Loma Ave South El Monte, CA 91733 AIR - West SGV</p>  | 11,800 SF 3,600 SF 11,800 SF | \$1.65 IG NFS | 1/0 Yes Fncd/Pvd | Existing Available Now | 18'- 800 1.4:1/16 | 2,000 SF of Cooler Space One at 33 Degrees and The Second at 38 Degrees No CAM Charges Building Will Be Available to Occupy June 15th Zoning/Rail: I / No Listing #: 30298722 APN: 5281-022-029 Mos on Mkt: 2 |

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| 6 | 4625 District Blvd Vernon, CA 90058 AIR - Commerce/Vernon | 42,090 SF 5,000 SF 42,090 SF | TBD NFS | 7/1 Yes FnCd/Pvd | Existing Available 10/01/2022 | 24' 1200 1.2:1/49 | Rare State of the Art Cold Storage Facility 7 Dock High Positions/ 1 Ground Level Door/ 3 Stage Clarifier 24' Clearance - Calculated Sprinklers Excellent Vernon Location - 1,200 Amps, 480V Freezer SF - 18,146, Cooler SF - 4,163 Food Processing SF - 1,683, Refrigerated Dock SF - 4,583 SF |
|  | | Call broker | | Zoning/Rail: VEM / No Listing #: 30222714 | | APN: 6304-020-035 Mos on Mkt: 2 | |
| 7 | 13815 Struikman Rd Cerritos, CA 90703 AIR - MidCounties | 43,080 SF 2,366 SF 43,080 SF | TBD NFS | 3/4 Yes No | Existing Available 09/01/2022 | 17' 400 1.4:1/60 | Free Standing Manufacturing/Distribution Facility Dock High and Great Level Loading Approximately 1,606 SF Walk-in Freezer and 724 SF Walk-in Fridge/Cooler Available Easy Access to 91, 1-5, and 605 Freeways |
|  | | Call broker | | Zoning/Rail: M / No Listing #: 30213087 | | APN: 7003-004-030 Mos on Mkt: 3 | |
| 8 | 11720 Seaboard Cir Stanton, CA 90680 AIR - OC West | 13,728 SF 13,728 SF | TBD NFS | 1/1 No FnCd/Pvd | Existing Available 07/01/2022 | 17' 1.7:1/24 | Free Standing Building Fenced and Paved Yard Area Exterior Power for Refrigerated Trucks or Forklift Charging Racking, Coolers, and Freezer Available Immed Access to 405/22 Freeways |
|  | | Call broker | | Zoning/Rail: IG / No Listing #: 28599065 | | APN: 131-301-27 Mos on Mkt: 5 | |
| 9 | 1411 E Baseline St, Bldg 2, Unit 400 San Bernardino, CA 92410 AIR - IE East | 12,500 SF 12,500 SF | TBD NFS | 4/0 Yes | Existing Available 30 Days | 1200 | 12,500 SF Industrial Processing Facility on ±1 Acre USDA Certified Meat Processing Facility Refrigerated Processing, Cooler and Freezer Space 4 Dock Positions with Awning 1200 Amps (Verify) Ramp Served |
|  | | Call broker | | Zoning/Rail: CH / No Listing #: 28087239 | | APN: 027806307 Mos on Mkt: 7 | |
| 10 | 1000 Lawrence St Los Angeles, CA 90021 AIR - CBD | 19,905 SF 19,905 SF | \$2.60 MG TBD | 2/0 No No | Existing Available 90 Days | | Free Standing Building Corner Property with Three Parcels of Street Frontage 3,384 SF of Cooler Space Fluorescent Lighting, Space Heating Located in the Central City Revitalization Zone and the East Los Angeles State Enterprise Zone |
|  | | Call broker | | Zoning/Rail: M3 / No Listing #: 10552028 | | APN: 5166-030-007 Mos on Mkt: 48 | |
| 11 | 5807 W 98th St Los Angeles, CA 90045 AIR - LAX Area | 27,593 SF 27,593 SF | \$1.75 NNN TBD | 7/2 No Yes | Existing Available Now | 14' 1000 0.9:1/25 | Former FDA Approved Food Processing Bldg at LAX Freezer/Cooler/Hot & Cold Prep Areas Floor Drains/Heavy Distributed Power Seven Dock High Loading Positions/Private Yard Sublease Term through April 2028 Low, Low Triple Net Expenses – \$0.11 PSF/Mo |
|  | | Call broker | | Zoning/Rail: M2 / No Listing #: 24213630 | | APN: 4125-024-019 Mos on Mkt: 28 | |



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| 12 | 5807 W 98th St Los Angeles, CA 90045 AIR - LAX Area | 27,593 SF 27,593 SF | \$1.75 NNN TBD | 7/2 No Yes | Existing Available Now | 14' 1000 1.1:1/30 | Former FDA Approved Food Processing Bldg at LAX Frame and Stucco Construction Dock High and Ground Level Loading Can Be Converted to Shell or Surface Lot Low, Low Triple Net Expenses- \$0.11 PSF/Mo |
| |  11 | Call broker | | | | | Zoning/Rail: M2 / No Listing #: 31139214 APN: 4125-024-019 Mos on Mkt: 0 |
| 13 | 2001 Sunkist Cir Oxnard, CA 93033 AIR - Oxnard/Port Hueneme | 223,359 SF 3,825 SF 223,359 SF | NFL TBD Negotiable | 5/6 Yes Yes | Existing Available COE | 14' - 20' 2000 0.4:1/94 | Close to Port of Hueneme Rare Citrus Cooler Facility - Rail Service Potential 160,000 SF of Coolers, 10,000 SF Cooled Shipping 50,000 SF Processing Area 14,400 SF Covered Awning Not Included in SF |
| |  12 | Call broker | | | | | Zoning/Rail: M1 / Possible Listing #: 30396164 APN: 220001009 Mos on Mkt: 1 |
| 14 | 2838 S Alameda St Vernon, CA 90058 AIR - Commerce/Vernon | 19,760 SF 1,410 SF 100,000 SF | \$2.22 MG NFS | 10/0 Yes No | Existing Available 08/01/2022 | 21' 400 0.8:1/15 | Great Produce Space / Excellent Cooler / Warehouse Space 28th & Alameda Institutionally Owned 10 Truck High Positions - 21' Clearance ±6,398 SF Cooler / ±1,025 SF Freezer |
| |  13 | Call broker | | | | | Zoning/Rail: M1 / No Listing #: 30381239 APN: 6302-009-030, 6302-009- Mos on Mkt: 1 |
| 15 | 2575 S Willow Ave Bloomington, CA 92316 AIR - IE East | 61,820 SF 6,181 SF 61,820 SF | TBD NFS | 7/2 Yes Fncd/Pvd | Existing Available Now | 18'-24' 1.9:1/120 | Free Standing Food Processing Facility Turnkey Bakery Operation Central Inland Empire Location (2) Grade Level Loading Doors (7) Dock-High Loading Positions (6 With Pit Levelers) Good Access to 10, 15, 60, 91 & 215 Freeways |
| |  14 | Call broker | | | | | Zoning/Rail: H-IND / No Listing #: 30330532 APN: 025812149 Mos on Mkt: 2 |
| 16 | 4203 Baldwin Ave El Monte, CA 91731 AIR - West SGV | 10,450 SF 1,050 SF 24,801 SF | \$1.95 G NFS | 5/0 Yes No | Existing Available 30 Days | 18' 400 1.1:1/11 | Warehouse Unit with 5 DH Loading Doors Functional for Warehousing & Food/Produce Distribution DH Loading Accommodates 53 Ft & Bobtail Trucks ±1,050 SF Office Space ±1,650 SF Freezer/Cooler Available |
| |  15 | Call broker | | | | | Zoning/Rail: M2 / No Listing #: 30106748 APN: 8577-006-015 Mos on Mkt: 3 |
| 17 | 204 Lorraine Ave Pomona, CA 91767 AIR - Pomona | 10,150 SF 10,150 SF | NFL TBD Negotiable | 3/1 Yes Fenced | Existing Available COE | | Free Standing Building Warehousing/Lumber Yard Three (3) DH Doors, One (1) GL Door Sprinklered, Private Fenced Yard Combination Freezer & Cooler Rooms Natural Gas Available |
| |  16 | Call broker | | | | | Zoning/Rail: M-1 / No Listing #: 29853605 APN: 8326-021-032 Mos on Mkt: 4 |

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| | | Bldg SF | Price | Yard | Possession | Parking | Listing Notes |
| 18 | 616-640 Stanford Ave & 611 Gladys Ave Los Angeles, CA 90021 AIR - CBD | 33,248 SF | NFL | 1/5 | Existing | 12' - 20' | User/Investment Opportunity |
| | | 33,248 SF | TBD | No | Available | 1600 | Four Building Food Distribution and Processing Complex |
| | | | Negotiable | Fncd/Pvd | Now | 2.0:1/65 | Abundant Parking - Nearly 2:1 Land/Building Ratio Development Potential - 61,568 SF of Land in the LA Core |
| |  | Call broker | | | | | Zoning/Rail: M2 / No Listing #: 24679080 APN: 5147-029-041 Mos on Mkt: 24 |
| 19 | 20051 S Vermont Ave Torrance, CA 90502 AIR - Torrance | 51,623 SF | TBD | 8/1 | Existing | 22' | Freezer/Refrigeration/Food Production Space |
| | | 4,568 SF | NFS | Yes | Available | 1600 | 15,388 SF Refrigerated (35°F) Production, Cooler Room |
| | | 118,118 SF | | Fncd/Pvd | Now | 1.5:1/80 | 2,280 SF Freezer (-10°F) Floor Drains |
| |  | Call broker | | | | | Zoning/Rail: M2 / No Listing #: 30342023 APN: 7351-034-061 Mos on Mkt: 2 |
| 20 | 10th Street Center 1021 N Todd Ave, Bldg 3 Azusa, CA 91702 AIR - 210 Corridor | 179,100 SF | TBD | 24/4 | Existing | 32' | Class A Free Standing Building |
| | | 12,397 SF | NFS | ESFR | Available | 3000 | 180' Truck Court + Additional Trailer Yard |
| | | 179,100 SF | | Fncd/Pvd | 07/01/2022 | 1.3:1/231 | 32' Clear / 24 Dock High Doors Significant Utility Infrastructure Available Heavy Power, Water, Gas & Sewer Capacity |
| |  | Call broker | | | | | Zoning/Rail: DWL / No Listing #: 29728813 APN: 8617-001-020 Mos on Mkt: 5 |

