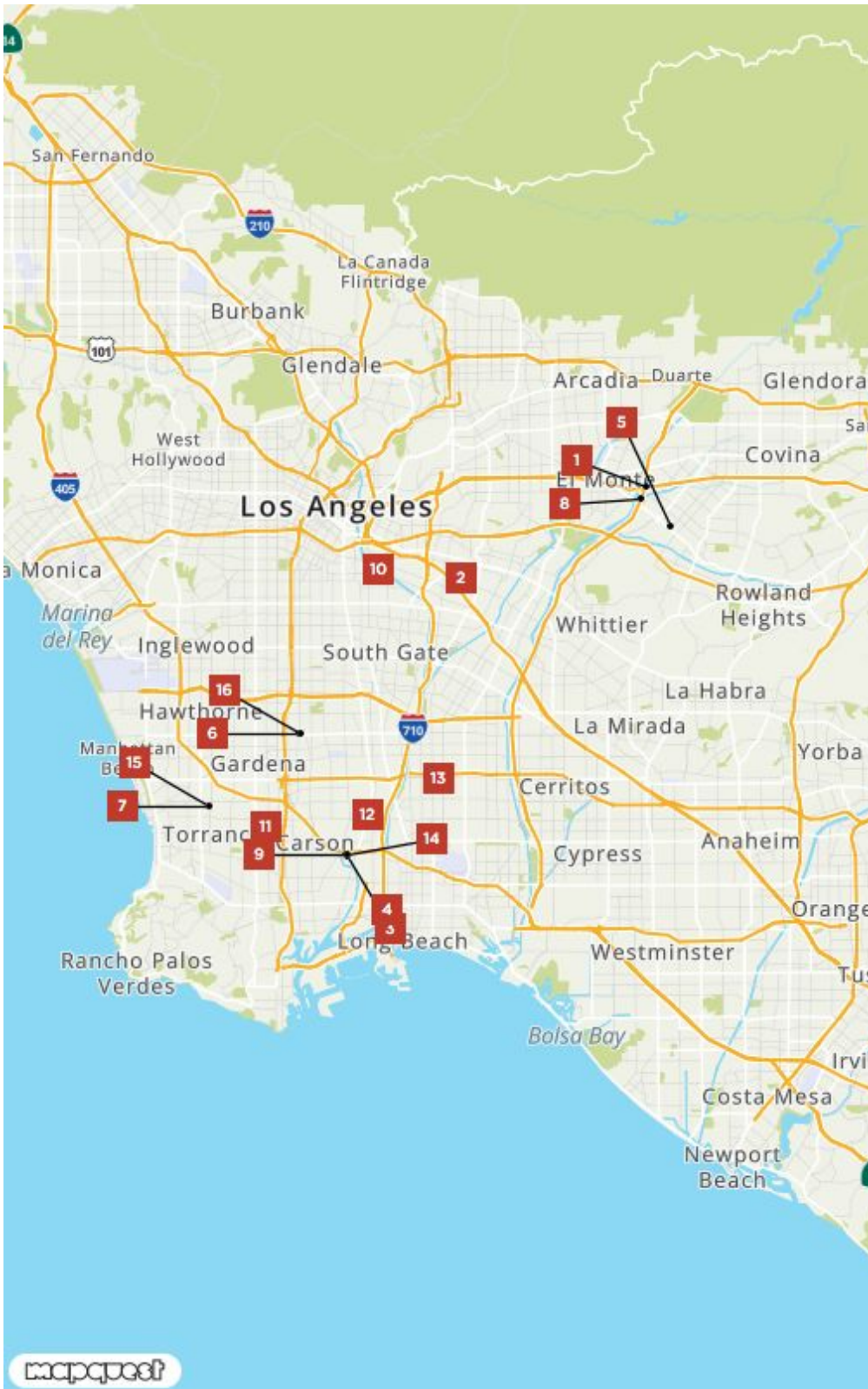












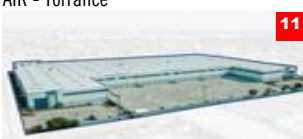

# Available New Warehouses in the Los Angeles Basin and Southern California






1		12793 Garvey Ave Baldwin Park, CA 91706
2		5901 Triumph St Commerce, CA 90040
3		2218 E 223rd St Carson, CA 90810
4		1615 - 1617 San Francisco Ave Long Beach, CA 90813
5		221 N Orange Ave Industry, CA 91746
6		14220 S Main St Los Angeles, CA 90061
7		19301 Prairie Ave, Bldg 2 Torrance, CA 90504
8		351 N Covina Ln Industry, CA 91746
9		2136 E 223rd St Carson, CA 90810
10		3430 E 26th St Vernon, CA 90058
11		20850 S Normandie Ave Torrance, CA 90502
12		20100 Alameda St Rancho Dominguez, CA 90221
13		2400 E Artesia Blvd Long Beach, CA 90805
14		2136 - 2226 E 223rd St (Portfolio) Carson, CA 90810
15		19301 - 19501 Prairie Ave (Portfolio) Torrance, CA 90504
16		14220 S Main St & 159 E Rosecrans Ave Los Angeles, CA 90061



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
<b>1</b>	<b>12793 Garvey Ave</b> Baldwin Park, CA 91706 AIR - 210 Corridor	20,847 SF 1,800 SF 20,847 SF	NFL \$397.66 \$8,290,000	1/3 Yes Yes	Existing Available COE	28' 1240 2.01:1	Brand New Construction Move-In Ready! High Clear, High Image, w/Dock Loading Capabilities 10 Freeway Visibility
		Call broker					<b>Zoning/Rail:</b> IC / No <b>Listing #:</b> 34288077 <b>APN:</b> 8550005061 <b>Mos on Mkt:</b> 9
<b>2</b>	<b>Commerce Business Center</b> <b>5901 Triumph St</b> Commerce, CA 90040 AIR - Commerce/Vernon	40,210 SF 3,000 SF 40,210 SF	TBD NFS	4/1 ESFR Yes	Existing Available Now	32' 1200 0.8:1/31	\$1.20 PSF NNN 6-Month Rate Commerce Business Center Brand New "Class A" Development High Image State of the Art Building, Central Commerce Location 135' Truck Court, 32' Clear Height, ESFR, 1200 Amps of Power
		Call broker					<b>Zoning/Rail:</b> CMM2 / No <b>Listing #:</b> 33682615 <b>APN:</b> 6336020031 <b>Mos on Mkt:</b> 7
<b>3</b>	<b>Portside Logistics Center</b> <b>2218 E 223rd St, Bldg C</b> Carson, CA 90810 AIR - Carson/Compton	61,641 SF 7,004 SF 61,641 SF	\$2.05 NNN NFS	12/1 ESFR Paved	Existing Available Now	32' 1200 1.2:1/77	Class A New Construction 12 Dock High Positions - 32' Clear ESFR Sprinklers - 1200 Amps ±7,004 SF Office Area - Immediate Access to 405 Fwy Proximity to World Ports of LA & LB
		Call broker					<b>Zoning/Rail:</b> MH / No <b>Listing #:</b> 39302802 <b>APN:</b> 7315008049 <b>Mos on Mkt:</b> 2
<b>4</b>	<b>1615-1617 San Francisco Ave</b> Long Beach, CA 90813 AIR - Long Beach/Harbor Cities	94,328 SF 8,076 SF 94,328 SF	\$1.99 NNN NFS	11/2 ESFR Fncd/Pvd	Existing Available Now	32' 1200 1.0:1/95	Two Brand New Warehouse Buildings New State of the Art Industrial Facility 32' Clearance / 11 DH & 2 GL Doors / ESFR 3PL Uses Permissible Directly Adjacent to 710 Freeway Close Proximity to Ports of Long Beach and Los Angeles
		Call broker					<b>Zoning/Rail:</b> IG / No <b>Listing #:</b> 39340447 <b>APN:</b> 7271012026 <b>Mos on Mkt:</b> 2
<b>5</b>	<b>221 N Orange Ave</b> Industry, CA 91746 AIR - Industry	100,000 SF 100 SF 200,000 SF	\$1.17 G NFS	4/1 ESFR Fncd/Pvd	Existing Available Now	56' 400 0.0:1/4	*Turnkey High Density Racked Storage* 6,222 Pallet Positions, Material Handling Equipment Available 56' Min Clearance, State of the Art 2020 Construction Available Immediately I Office Space w/ Restrooms Included Call Broker Occupancy Timing & For All Tours
		Call broker					<b>Zoning/Rail:</b> I / No <b>Listing #:</b> 38101886 <b>APN:</b> 8202033027 <b>Mos on Mkt:</b> 8
<b>6</b>	<b>Bridge Point South Bay V</b> <b>14220 S Main St</b> Los Angeles, CA 90061 AIR - Gardena/North Compton	100,528 SF 10,610 SF 100,528 SF	TBD NFS	12/1 ESFR Fncd/Pvd	Existing Available Now	32' 2000 1.2:1/124	Fully Compliant With Green Zone Ordinance, 24/7 Ops Allowed Move-In Ready with completed turn-key improvements' Corner Location at Main St & Rosecrans Ave State-of-the-Art Industrial Design 32' Clearance, 12 DH, 1 GL, ESFR Directly Adjacent to 110, 91, and 105 Freeways
		Call broker					<b>Zoning/Rail:</b> M2 / No <b>Listing #:</b> 32139767 <b>APN:</b> 6131018031 <b>Mos on Mkt:</b> 17

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	
<b>7</b> Torrance Industrial Exchange <a href="#">19301 Prairie Ave, Bldg 2</a> Torrance, CA 90504 AIR - Torrance	108,320 SF 15,682 SF 108,320 SF	\$2.30 NNN NFS	17/1 ESFR FnCd/Pvd	Existing Available Now	32' 2000 1.4:1/154	New Class "A" State of the Art Construction 32' Clear for Maximum Cubic Storage Capacity ESFR Sprinkler System, 2000 Amps, ±15,682 SF Office 17 Dock High Positions - 135' Concrete Truck Yard Proximity to Ports of LA & LB and LAX	
	Call broker					<b>Zoning/Rail:</b> M2-ILT / No <b>Listing #:</b> 38223947	<b>APN:</b> 7352001037 <b>Mos on Mkt:</b> 7
<b>8</b> Industry West Logistics Center <a href="#">351 N Covina Ln</a> Industry, CA 91746 AIR - Industry	132,254 SF 6,000 SF 132,254 SF	TBD NFS	24/2 ESFR FnCd/Pvd	Existing Available 03/01/2024	32' 2000 1.8:1/235	Pricing is Approx. \$0.85 per Land SF/NNN Excellent Access to the 605, 10 and 60 Freeways Great Signage on the 605 Freeway Secured Yard w/ (78) On-Site Trailer Parking Stalls Available Q4 2023	
	Call broker					<b>Zoning/Rail:</b> M-1.5 / No <b>Listing #:</b> 33848683	<b>APN:</b> 8564010050, 8564009011, <b>Mos on Mkt:</b> 2
<b>9</b> Portside Logistics Center <a href="#">2136 E 223rd St, Bldg A</a> Carson, CA 90810 AIR - Carson/Compton	134,114 SF 11,007 SF 134,114 SF	\$2.05 NNN NFS	23/2 ESFR Paved	Existing Available Now	32' 2000 1.5:1/206	Class A New Construction 23 Dock High Positions - Secured 134' Truck Yard 32' Clear - ESFR Sprinklers - 2000 Amps ±11,007 SF Office Area - Immediate Access to 405 Fwy Proximity to World Ports of LA & LB	
	Call broker					<b>Zoning/Rail:</b> MH / No <b>Listing #:</b> 39302766	<b>APN:</b> 7315008049 <b>Mos on Mkt:</b> 2
<b>10</b> Pacific 26th <a href="#">3430 E 26th St</a> Vernon, CA 90058 AIR - Commerce/Vernon	140,464 SF 8,486 SF 140,464 SF	\$1.50 NNN NFS	18/1 ESFR FnCd/Pvd	Existing Available Now	36' 1200 1.0:1/141	\$1.50 PSF, NNN Year 1 Rate!!! Brand New Class A 36' Clear Building Located in the Heart of Central LA 18 Dock High / 1 Ground Level / ESFR / 146' Truck Court Excellent 710, 5, 60, & 10 Freeway Access <a href="http://www.pacific26th.com">www.pacific26th.com</a>	
	Call broker					<b>Zoning/Rail:</b> M / No <b>Listing #:</b> 30553758	<b>APN:</b> 6303001012 <b>Mos on Mkt:</b> 7
<b>11</b> Bridge Point South Bay II <a href="#">20850 S Normandie Ave</a> Torrance, CA 90502 AIR - Torrance	203,877 SF 10,000 SF 203,877 SF	TBD NFS	21/2 ESFR FnCd/Pvd	Existing Available Now	32' 4000 1.0:1/204	Bridge Point South Bay II Move-In-Ready - Turn-Key Improvements State-of-the-Art Brand New Construction Huge 189' Fenced & Secured Yard - ESFR Between LAX & Ports of LA/Long Beach Close Proximity to 110 (1 Mile) & 405 (1.5 Miles) Freeways	
	Call broker					<b>Zoning/Rail:</b> M2 / No <b>Listing #:</b> 28581123	<b>APN:</b> 7348020013 <b>Mos on Mkt:</b> 4
<b>12</b> 20100 Alameda St Rancho Dominguez, CA 90221 AIR - Carson/Compton	205,435 SF 10,255 SF 205,435 SF	TBD NFS	30/2 ESFR FnCd/Pvd	Existing Available Now	36' BTS 1.2:1/242	New Free Standing Building 30 Dock High & 2 Ground Level Doors ESFR Sprinkler - 36' Minimum Clear Height Adjacent 1.6 Acre Yard For Parking/Trailer Storage Property Taxes To Be Capped	
	Call broker					<b>Zoning/Rail:</b> M2 / Yes Burlington North Santa Fe <b>Listing #:</b> 32500969	<b>APN:</b> 7306006041 <b>Mos on Mkt:</b> 2

<b>INDUSTRIAL</b>		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
<b>13</b>	Bridge Point Long Beach 2400 E Artesia Blvd Long Beach, CA 90805 AIR - Long Beach/Harbor Cities	415,312 SF 5,338 SF 415,312 SF	TBD NFS	53/2 ESFR FnCd/Pvd	Existing Available Now	36' 2000 1.1:1/453	State-of-the-Art Distribution Warehouse Direct Routes to San Pedro Bay Port Complex Immediate Occupancy 53 Dock-High Doors/36' Clearance 185' Truck Court / 60 Trailer Parking Spaces Corner Lot w/ Freeway Visibility
		Call broker					<b>Zoning/Rail:</b> IG / No <b>Listing #:</b> 39457157 <b>APN:</b> 7119002007 <b>Mos on Mkt:</b> 1
<b>14</b>	Portside Logistics Center 2136, 2226, 2218 E 223rd St Carson, CA 90810 AIR - Carson/Compton	293,093 SF 29,018 SF 293,093 SF	\$2.05 NNN NFS	50/5 ESFR Paved	Existing Available Now	32' 4400 1.3:1/381	Class A New Construction - Three Building Compound 50 Dock High Positions - Secured Truck Yards 32' Clear - ESFR Sprinklers - 4400 Amps ±29,018 SF Office Area - Immediate Access to 405 Fwy Proximity to World Ports of LA & LB
		Call broker					<b>Zoning/Rail:</b> MH / No <b>Listing #:</b> 39302828 <b>APN:</b> 7315008049 <b>Mos on Mkt:</b> 2
<b>15</b>	Torrance Industrial Exchange 19301 - 19501 Prairie Ave Torrance, CA 90504 AIR - Torrance	430,837 SF 47,408 SF 430,837 SF	\$2.30 NNN NFS	47/3 ESFR FnCd/Pvd	Existing Available Now	32'-36' 4000 1.2:1/497	New Class "A" State of the Art Construction 32' - 36' Clear for Maximum Cubic Storage Capacity ESFR Sprinkler System, 4000 Amps, ±47,408 SF Office 47 Dock High Positions, 135' - 180' Concrete Truck Yard ±1.5 Acres of Extra Yard for Parking Proximity to Ports of LA & LB and LAX
		Call broker					<b>Zoning/Rail:</b> M2-ILT / No <b>Listing #:</b> 38224033 <b>APN:</b> 7352001037 <b>Mos on Mkt:</b> 7
<b>16</b>	Bridge Point South Bay V & VI 14220 S Main St & 159 E Rosecrans Ave Los Angeles, CA 90061 AIR - Gardena/North Compton	208,261 SF 20,610 SF 208,261 SF	TBD NFS	26/2 ESFR FnCd/Pvd	Existing Available Now	32' 2000 1.3:1/265	Fully Compliant With Green Zone Ordinance, 24/7 Ops Allowed State-of-the-Art Industrial Design 32' Clearance, 26 DH, 2 GL, ESFR Corner Location at Main St & Rosecrans Ave Directly Adjacent to 110, 91, and 105 Freeways www.bridgesouthbayvvi.com
		Call broker					<b>Zoning/Rail:</b> M2 / No <b>Listing #:</b> 33223885 <b>APN:</b> 6131018031 <b>Mos on Mkt:</b> 13

