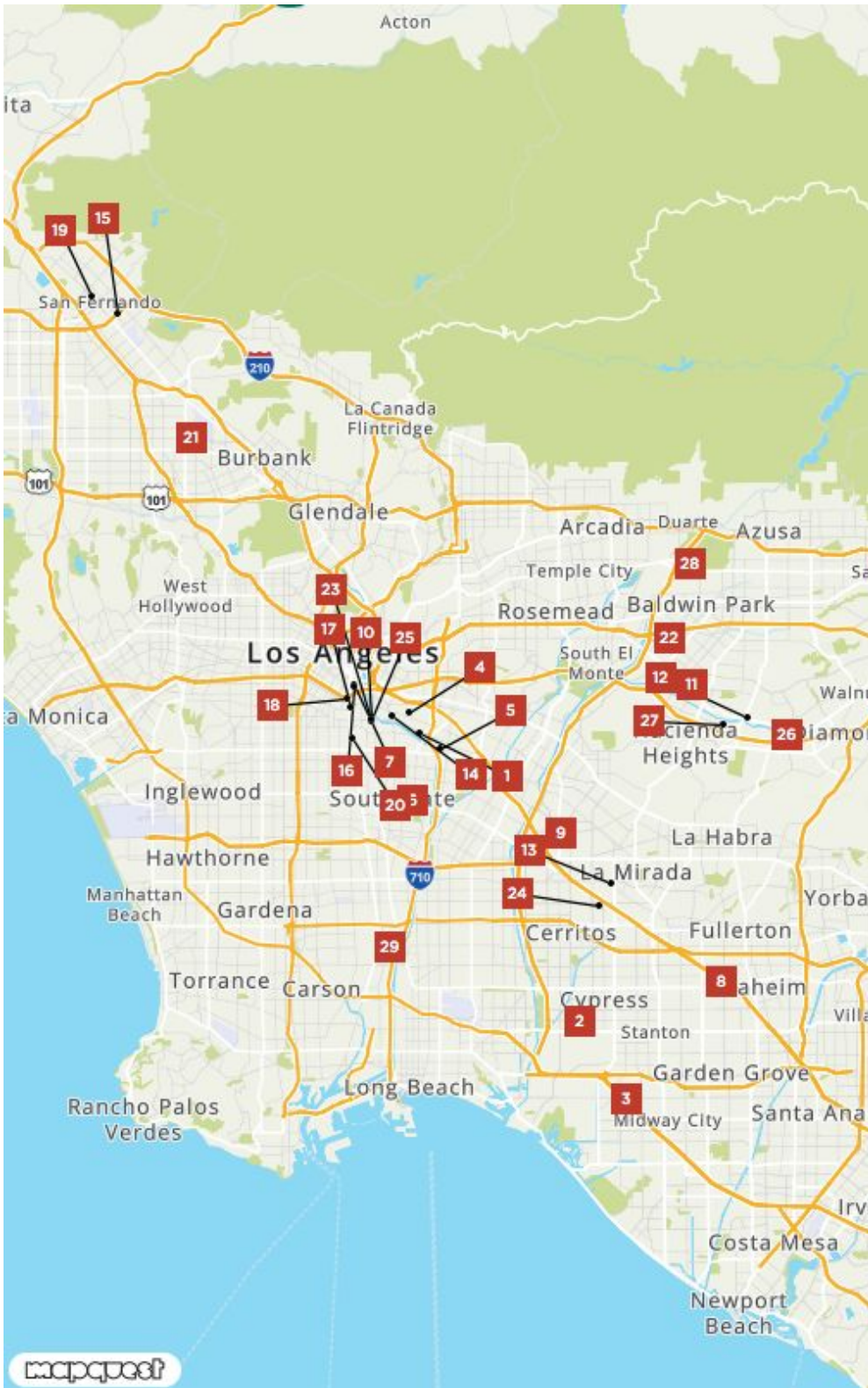


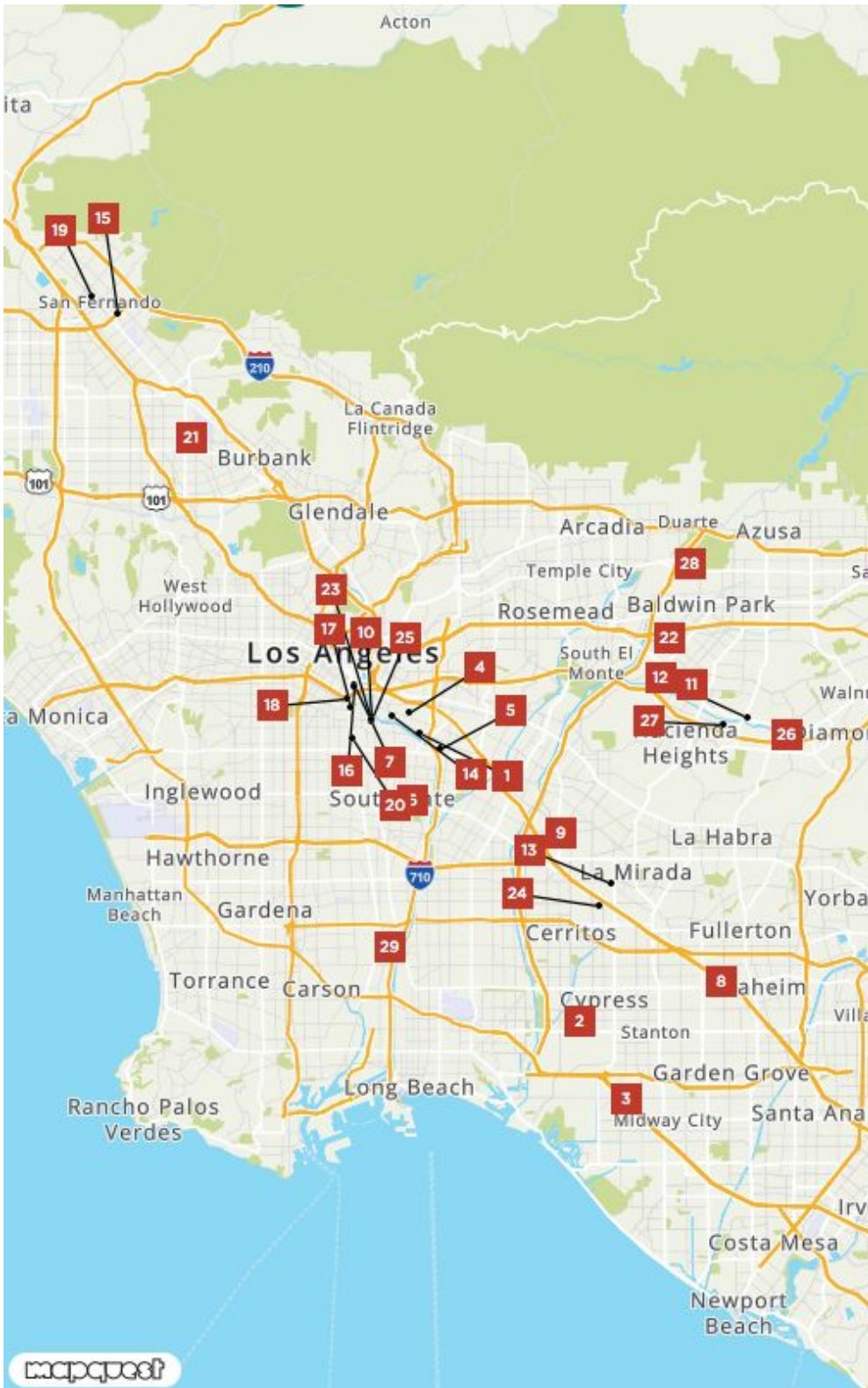
# My Report



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|--|---|
|  | 1 4395 Ayers Ave<br>Vernon, CA 90058                    |
|  | 2 4465 Corporate Center Dr<br>Los Alamitos, CA 90720    |
|  | 3 14042 - 14056 Willow Ln<br>Westminster, CA 92683      |
|  | 4 4000 Noakes St<br>Commerce, CA 90023                  |
|  | 5 5630 Rickenbacker Rd<br>Bell, CA 90201                |
|  | 6 4565 - 4569 Firestone Blvd<br>South Gate, CA 90280    |
|  | 7 1811 - 1825 Sacramento St<br>Los Angeles, CA 90021    |
|  | 8 333 N Euclid Way<br>Anaheim, CA 92801                 |
|  | 9 10840 Norwalk Blvd<br>Santa Fe Springs, CA 90670      |
|  | 10 3855 - 3883 S Soto St<br>Vernon, CA 90058            |
|  | 11 15006 Nelson Ave<br>Industry, CA 91744               |
|  | 12 17411 E Valley Blvd<br>Industry, CA 91744            |
|  | 13 14071 - 14077 Stage Rd<br>Santa Fe Springs, CA 90670 |
|  | 14 2646 S Downey Rd<br>Vernon, CA 90058                 |
|  | 15 13336 Paxton St<br>Pacoima, CA 91331                 |
|  | 16 1825 Sacramento St<br>Los Angeles, CA 90021          |
|  | 17 1825 E 22nd St<br>Los Angeles, CA 90058              |
|  | 18 1661 McGarry St<br>Los Angeles, CA 90021             |



# My Report



19		1516 - 1606 1st St San Fernando, CA 91340
20		2021 E 52nd St Vernon, CA 90058
21		10701 - 10703 Vanowen St North Hollywood, CA 91605
22		13290 Daum Dr Industry, CA 91746
23		3855 - 3883 S Soto St Vernon, CA 90058
24		16205 Distribution Way Cerritos, CA 90703
25		2730 - 2750 E 37th St Vernon, CA 90058
26		18889 - 18901 Railroad St Industry, CA 91748
27		16633 - 16639 E Gale Ave Industry, CA 91745
28		5301 - 5305 Rivergrade Rd Irwindale, CA 91706
29		3064 E Maria St Rancho Dominguez, CA 90221










Type	Address	Property Type	Property Size	Space Available	Asking Rate	Sub Lease	Lease Type
1	Lease 4395 Ayers Ave	Vernon, CA 90058	Industrial (Cold Storage)	25,500 SF	25,500 SF	Negotiable	No Net NNN
2	Lease 4465 Corporate Center Dr	Los Alamitos, CA 90720	Industrial (Cold Storage)	82,305 SF	82,305 SF	Negotiable	No Unk
3	Lease 14042-14056 Willow Ln	Westminster, CA 92683	Industrial (Warehouse/Office)	25,564 SF	25,564 SF	Negotiable	No NNN
4	Lease 4000 Noakes St	Commerce, CA 90023	Industrial (Cold Storage)	111,260 SF	111,260 SF	\$2.50 Monthly/SF	Yes NNN
5	Lease 5630 Rickenbacker Rd	Bell, CA 90201	Industrial (Warehouse/Distribution)	218,598 SF	124,520 SF	Negotiable	Yes Unk
8	Lease 333 N Euclid Way	Anaheim, CA 92801	Industrial (Manufacturing)	60,245 SF	60,245 SF	\$1.45 Monthly/SF	No NNN
9	Lease 10840 Norwalk Blvd	Santa Fe Springs, CA 90670	Industrial (Warehouse/Distribution)	99,847 SF	99,847 SF	Negotiable	No NNN
10	Lease 3855-3883 S Soto St	Vernon, CA 90058	Industrial (Cold Storage)	135,793 SF	135,793 SF	Negotiable	Yes NNN
11	Lease 15006 Nelson Ave	Industry, CA 91744	Industrial (Warehouse/Distribution)	147,100 SF	147,100 SF	Negotiable	No NNN
12	Lease 17411 E Valley Blvd	Industry, CA 91744	Industrial (Cold Storage)	350,256 SF	258,256 SF	Negotiable	No NNN
12	Lease 17411 E Valley Blvd	Industry, CA 91744	Industrial (Cold Storage)	350,256 SF	258,256 SF	Negotiable	No NNN
13	Lease 14071-14077 Stage Rd	Santa Fe Springs, CA 90670	Industrial (Warehouse/Distribution)	48,970 SF	21,610 SF	\$1.40 Monthly/SF	No NNN ( 0.2 )
15	Lease 13336 Paxton St	Pacoima, CA 91331	Industrial (Warehouse/Office)	29,880 SF	29,880 SF	\$1.25 Monthly/SF	No NNN
18	Lease 1661 McGarry St	Los Angeles, CA 90021	Industrial (Warehouse/Office)	41,107 SF	41,107 SF	\$1.78 Monthly/SF	Yes NNN ( 0.2 )
19	Lease 1516-1606 1st St	San Fernando, CA 91340	Industrial (Warehouse/Distribution)	41,275 SF	23,925 SF	\$1.79 Monthly/SF	No NNN ( 0.3 )
19	Lease 1516-1606 1st St	San Fernando, CA 91340	Industrial (Warehouse/Distribution)	41,275 SF	41,275 SF	Negotiable	No NNN ( 0.3 )
20	Lease 2021 E 52nd St	Vernon, CA 90058	Industrial (Cold Storage)	46,510 SF	46,510 SF	\$2.90 Monthly/SF	No NNN
21	Lease 10701-10703 Vanowen St	North Hollywood, CA 91605	Industrial (Manufacturing)	50,160 SF	26,840 SF	\$1.71 Monthly/SF	No NNN ( 0.16 )
22	Lease 13290 Daum Dr	Industry, CA 91746	Industrial (Manufacturing)	80,191 SF	80,191 SF	\$1.06 Monthly/SF	No NNN ( 0.19 )
23	Lease 3855-3883 S Soto St	Vernon, CA 90058	Industrial (Warehouse/Distribution)	61,576 SF	61,576 SF	Negotiable	Yes NNN
24	Lease 16205 Distribution Way	Cerritos, CA 90703	Industrial (Warehouse/Office)	64,318 SF	64,318 SF	\$1.47 Monthly/SF	No Net NNN
25	Lease 2730-2750 E 37th St	Vernon, CA 90058	Industrial (Cold Storage)	74,217 SF	74,217 SF	Negotiable	Yes NNN
26	Lease 18889-18901 Railroad St	Industry, CA 91748	Industrial (Warehouse/Distribution)	103,802 SF	45,000 SF	Negotiable	No Gross
27	Lease 16633-16639 E Gale Ave	Industry, CA 91745	Industrial (Warehouse/Distribution)	412,612 SF	82,682 SF	\$1.85 Monthly/SF	No NNN ( 0.31 )
28	Lease 5301-5305 Rivergrade Rd	Irwindale, CA 91706	Industrial (Cold Storage)	644,965 SF	62,754 SF	\$1.85 Monthly/SF	Yes NNN
29	Lease 3064 E Maria St	Rancho Dominguez, CA 90221	Industrial (Manufacturing)	47,444 SF	47,444 SF	Negotiable	Yes Unk
29	Lease 3064 E Maria St	Rancho Dominguez, CA 90221	Industrial (Manufacturing)	47,444 SF	47,444 SF	\$1.67 Monthly/SF	No Gross
Type	Address	Property Type	Property Size	Acres	List Price	Sale Price	\$/SF or \$/Acres
6	Sale 4565-4569 Firestone Blvd	South Gate, CA 90280	Industrial (Warehouse/Distribution)	36,030 SF	0.50 Acres	\$14,700,000.00	\$407.99 Per SF
7	Sale 1811-1825 Sacramento St	Los Angeles, CA 90021	Industrial (Manufacturing)	40,479 SF	0.99 Acres	Negotiable	









	Type	Address		Property Type	Property Size	Acres	List Price	Sale Price	\$/SF or \$/Acre
14	Sale	2646 S Downey Rd	Vernon, CA 90058	Industrial (Cold Storage)	20,853 SF	1 Acre	\$7,500,000.00		\$359.66 Per SF
16	Sale	1825 Sacramento St	Los Angeles, CA 90021	Industrial (Warehouse/Distribution)	26,909 SF	0.99 Acres	Negotiable		
17	Sale	1825 E 22nd St	Los Angeles, CA 90058	Industrial (Warehouse/Office)	27,000 SF	1.45 Acres	\$15,000,000.00		\$555.56 Per SF
29	Sale	3064 E Maria St	Rancho Dominguez, CA 90221	Industrial (Manufacturing)	47,444 SF	1.68 Acres	\$13,000,000.00		\$274.01 Per SF









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>	<a href="#">4395 Ayers Ave</a> Vernon, CA 90058 AIR - Commerce/Vernon	25,500 SF 3,500 SF 25,500 SF	TBD NFS	8/1 Yes Fncd/Pvd	Existing Available Now	18'-21' 800 1.0:1/25	Fully Renovated Cold Storage Building in City of Vernon! 13,700 SF Freezer & Cooler & 633 SF Packing 885 Pallets in the Freezer/Cooler (More in Warehouse) Free Standing Building * Fenced, Concrete Yard City of Vernon Amenities * Brand New Loading Doors & Eqmt Nearby the (710)(10) Fwy & Easy Access to the Ports/LAX
		Call broker		<b>Zoning/Rail:</b> I/T / No <b>Listing #:</b> 33664107		<b>APN:</b> 6304001009 <b>Mos on Mkt:</b> 18	
<b>2</b>	<a href="#">Los Alamitos Corporate Center</a> <a href="#">4465 Corporate Center Dr</a> Los Alamitos, CA 90720 AIR - OC West	82,305 SF 20,700 SF 82,305 SF	TBD NFS	8/1 Yes Paved	Existing Available 08/01/2024	22'-27' 800 1.9:1/157	Los Alamitos Corporate Center Free Standing Building ±20,700 SF Office Area 22'9"-27'3" Clear Height Refrigerated Space in Warehouse
		Call broker		<b>Zoning/Rail:</b> P-L-I / No <b>Listing #:</b> 39728544		<b>APN:</b> 241-252-05 <b>Mos on Mkt:</b> 5	
<b>3</b>	<a href="#">Willow Lane Business Park</a> <a href="#">14042-14056 Willow Ln</a> Westminster, CA 92683 AIR - OC West	25,564 SF 25,564 SF	TBD NFS	0/4 No Fenced	Existing Available 60 Days	18' 1200 2.0:1/51	25,564 SF Industrial Building Divisible into 15,264 SF and 10,300 SF Sections ±2,000 SF Freezer and 2,000 SF Cooler Great Access to 405 Freeway, Private Fenced Yard 4 GL Doors
		Call broker		<b>Zoning/Rail:</b> M1 / No <b>Listing #:</b> 40420361		<b>APN:</b> 195-261-05 <b>Mos on Mkt:</b> 2	
<b>4</b>	<a href="#">4000 Noakes St</a> Commerce, CA 90023 AIR - Commerce/Vernon	111,260 SF 15,436 SF 111,260 SF	\$2.50 NNN NFS	7/1 Yes Fncd/Pvd	Existing Available Now	30' 6400 1.3:1/145	Sublease Through 2/1/2033 Rare Outstanding Cold Storage & Food Production Facility Fully Racked Freezer & Cooler w/Refer Dock Gold LEED Certified – Formerly USDA SQF 3 Certified Immediately Located Near 5, 710, 10 and 60 Fwys 7 Dock Positions & Ramp to Grade – 145 Car Parking
		Call broker		<b>Zoning/Rail:</b> M2 / No <b>Listing #:</b> 40657492		<b>APN:</b> 5192018020, 5242023003, <b>Mos on Mkt:</b> 1	
<b>5</b>	<a href="#">Pacific Business Center</a> <a href="#">5630 Rickenbacker Rd</a> Bell, CA 90201 AIR - Commerce/Vernon	124,520 SF 9,158 SF 218,598 SF	TBD NFS	23/1 ESFR Fncd/Pvd	Existing Available 09/01/2024	32' 6000	Sublease Through 4/30/2028 State-of-the-Art LEED GOLD Industrial Project 9,158 SF of High Image 2-Story Office Space 23 Dock High Doors, 1 Ground Level Door 100% Concrete & Secured Yards Immediate Access to 710/5 Interchange
		Call broker		<b>Zoning/Rail:</b> CM / No <b>Listing #:</b> 40410920		<b>APN:</b> 6332002083 <b>Mos on Mkt:</b> 2	
<b>6</b>	<a href="#">4565 - 4569 Firestone Blvd</a> South Gate, CA 90280 AIR - Commerce/Vernon	36,030 SF 36,030 SF	NFL \$407.99 \$14,700,000	6/6 Yes Fncd/Pvd	Existing Available COE	1.58:1	3 Separate Buildings For Sale Will Be Sold as One Package 4565 and 4567 Firestone Blvd Are Cold Storage 4569 Firestone Blvd Is a Food Manufacturing Facility Will Not Be Sold Separately
		Call broker		<b>Zoning/Rail:</b> M3 / No <b>Listing #:</b> 40479628		<b>APN:</b> 6216008015, 6216008014, <b>Mos on Mkt:</b> 2	

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	
7	40,479 SF	NFL	8/6	Existing	17' - 24'	Arts District Industrial Campus	
1811-1825 Sacramento St		TBD		Available	TBD	Dock High Buildings	
Los Angeles, CA 90021	40,479 SF	Negotiable	Fenced	COE	.67:1000:1	17'-21' & 24' Clear Height	
AIR - CBD						Fully Fenced and Secured Lots	
	Call broker					15,000 SF of Cooler Improvements	
						Close Proximity to Major Fwys	
						<b>Zoning/Rail:</b> M3-1-RIO / No	<b>APN:</b> 5166030009
						<b>Listing #:</b> 40487720	<b>Mos on Mkt:</b> 2
8	60,245 SF	\$1.45 NNN	6/1	Existing	18'	60,245 SF Building with Food Grade Improvements	
333 N Euclid Way	10,000 SF	NFS	Yes	Available	800	5,000 SF USDA Production Area	
Anaheim, CA 92801	60,245 SF		Fncd/Pvd	Now		27,000 SF Refrigeration	
AIR - OC North						2,500 SF Freezer	
	Call broker					6 Dock High Doors	
						1 Grade Level Door	
						<b>Zoning/Rail:</b> I / No	<b>APN:</b> 072-101-01
						<b>Listing #:</b> 40121532	<b>Mos on Mkt:</b> 3
9	99,847 SF	TBD	14/1	U/C	36'	Brand New LEED State-of-the-Art Warehouse	
10840 Norwalk Blvd	8,165 SF	NFS	ESFR	Available	2000	±36' Clearance	
Santa Fe Springs, CA 90670	99,847 SF		Fncd/Pvd	Completion	1.5:1/149	14 Docks - Fenced Yard	
AIR - MidCounties						2,000 Amp Power	
	Call manager					BTS Interior Improvements Possible	
						Food, Freezer, Cooler, Heavy Power	
						<b>Zoning/Rail:</b> M-2 / No	<b>APN:</b> 8009022046
						<b>Listing #:</b> 34267503	<b>Mos on Mkt:</b> 15
10	135,793 SF	TBD	42/0	Existing	24'	Sublease Through 12/31/2033	
3855 - 3883 S Soto St & 2730-2750	8,000 SF	NFS	Yes	Available	14100	Central Vernon Food Production Campus	
Vernon, CA 90058	135,793 SF		No	30 Days	1.0:1/137	2 Free Standing Buildings	
AIR - Commerce/Vernon						14,100 Amp Power, Drains, Refrigerator, and Dry Storage	
	Call broker						
						<b>Zoning/Rail:</b> I/C-2 / No	<b>APN:</b> 6302020059
						<b>Listing #:</b> 40726019	<b>Mos on Mkt:</b> 0
11	147,100 SF	TBD	22/2	Proposed	36'	Brand New Construction	
15006 Nelson Ave	BTS	NFS	ESFR	Available	4000	Large Trailer Yard (82 Spaces)	
Industry, CA 91744	147,100 SF		Yes	Completion	1.5:1/218	36' Clear / 22 Dock High Doors	
AIR - Industry						4,000 amps / Build to Suit Improvements	
	Call broker					Virtual Tour at WWW.OMPINDUSTRY.COM	
						<b>Zoning/Rail:</b> IC / No	<b>APN:</b> 8208011029, 8208011009
						<b>Listing #:</b> 33169206	<b>Mos on Mkt:</b> 20
12	258,256 SF	TBD	32/1	Existing	37'	Exceptional High Clear Warehouse in City of Industry	
Scout Logistics Center	41,659 SF	NFS	Yes	Available	3000	32 Dock High Positions Located on 3 Sides of Building	
17411 E Valley Blvd	350,256 SF		Fncd/Pvd	Now	1.1:1/277	37' Clear, Corp Offices - Central City of Industry Location	
Industry, CA 91744						Large Paved and Secured Yard	
AIR - Industry						Abundant Car Parking & Trailer Storage	
	Call broker					Easy Access to 60, 10 And 605 Freeways	
						<b>Zoning/Rail:</b> I / No	<b>APN:</b> 8729001018
						<b>Listing #:</b> 38932698	<b>Mos on Mkt:</b> 10









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
13	Scout Logistics Center 17411 E Valley Blvd Industry, CA 91744 AIR - Industry	258,256 SF 41,659 SF 350,256 SF	TBD NFS	32/1 Yes Fncd/Pvd	Existing Available Now	37'-40' 3000 1.1:1/277	Cooler/Freezer/Food Warehouse Conversion-To-Suit Exceptional High Clear Warehouse in City of Industry 32 Dock High Positions Located on 3 Sides of Building 37' Clear, Corp Offices - Central City of Industry Location Large Paved and Secured Yard Easy Access to 60, 10 And 605 Freeways
		Call broker					<b>Zoning/Rail:</b> I / No <b>Listing #:</b> 40370968 <b>APN:</b> 8729001018 <b>Mos on Mkt:</b> 10
14	14071 Stage Rd Santa Fe Springs, CA 90670 AIR - MidCounties	21,610 SF 3,200 SF 48,970 SF	\$1.40 NNN NFS	2/2 Yes Fncd/Pvd	Existing Available Now	24' 400 2.0:1/44	POL 48,970 SF Building .45/3000 FS 24' Clear Height 2 DH and 2 GL Loading Doors
		Call broker					<b>Zoning/Rail:</b> M-2 / No <b>Listing #:</b> 38260936 <b>APN:</b> 8069006037 <b>Mos on Mkt:</b> 13
15	2646 S Downey Rd Vernon, CA 90058 AIR - Commerce/Vernon	20,853 SF 1,600 SF 20,853 SF	NFL \$359.66 \$7,500,000	5/3 Yes Fncd/Pvd	Existing Available COE	16' 600 0.7:1/15	Fully Refurbished Cold Storage Facility (2020) 5 Coolers-Totaling ±9,000 SF 5 Separate Temp. Controlled Zones-Down to 29°F 16' Clear Height & Fully Sprinklered 5 Dock-High Loading Positions w/ Load Levelers Existing Environmental Concerns-Contact Broker
		Call broker					<b>Zoning/Rail:</b> M / No <b>Listing #:</b> 39991983 <b>APN:</b> 5192025013 <b>Mos on Mkt:</b> 4
16	13336 Paxton St Pacoima, CA 91331 AIR - East SFV	29,880 SF 3,840 SF 29,880 SF	\$1.25 NNN NFS	2/4 Yes Fncd/Pvd	Existing Available 30 Days	18' 800 1.3:1/40	First Time Ever on Market Currently a Bakery Operation Coolers / Freezers / Silos / Bakery Equipment Ideal for Warehouse-Distribution Use Adjacent to Freeways 118, 210, 5 & 405
		Call broker					<b>Zoning/Rail:</b> M1 / No <b>Listing #:</b> 40237195 <b>APN:</b> 2534002032 <b>Mos on Mkt:</b> 3
17	1825 Sacramento St Los Angeles, CA 90021 AIR - CBD	26,909 SF 26,909 SF	NFL TBD Negotiable	2/5 Yes Fenced	Existing Available COE	24' TBD	Arts District Industrial Building 2 DH Doors, 5 GL Doors 24' Clear Height 15,000 SF of Cooler Improvements Two Fenced and Secured Lot Close Proximity to Major Fwys
		Call broker					<b>Zoning/Rail:</b> M3-1-RIO / No <b>Listing #:</b> 40487737 <b>APN:</b> 5166-030-009 <b>Mos on Mkt:</b> 2
18	1825 E 22nd St Los Angeles, CA 90058 AIR - CBD	27,000 SF 3,000 SF 27,000 SF	NFL \$555.56 \$15,000,000	2/3 No Fncd/Pvd	Existing Available COE	16' 1200 5.2:1/140	Reduced Price Produce Warehouse w/20,000 SF Cooler Downtown Wash/Alameda Location Excellent Distribution or Manufacturing Facility Truck-Hi & Ground Level Loading Huge Yard & Parking
		Call broker					<b>Zoning/Rail:</b> M3-1-RIO / No <b>Listing #:</b> 38589857 <b>APN:</b> 5167006014 <b>Mos on Mkt:</b> 12

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
19 1661 McGarry St Los Angeles, CA 90021 AIR - CBD	41,107 SF 5,712 SF 41,107 SF	\$1.78 NNN NFS	17/1 Fenced	Existing Available 30 Days	26' 1200 1.5:1/61	Sublease Through 11/30/2024 State-of-the-Art Food Distribution Facility ±10,350 SF of Cooler/±2,100 SF of Freezer (Refrigerated Dock) 26' Clear/17 Dock High Doors w/Dock Seals Large Fenced Yard Accessible From 2 Streets Close Proximity to Produce Mart and Freeways
	Call broker					<b>Zoning/Rail:</b> MR2-2 / No <b>Listing #:</b> 39537995 <b>APN:</b> 5167003035 <b>Mos on Mkt:</b> 6
20 1530 1st St San Fernando, CA 91340 AIR - East SFV	23,925 SF 3,704 SF 41,275 SF	\$1.79 NNN NFS	1/2 Yes Fncd/Pvd	Existing Available Now	17' 600 2.0:1/47	Fantastic Food Processing/Mfg Facility Multiple Coolers, Food Prep Areas, Freezer Large Lot w/ Private, Gated Concrete Yard Central Location/Great Fwy Access To 5/118/170/405 Heavy Power, City Of San Fernando Benefits Floor Drains Throughout; Future Expansion Possible - Call Broker
	Call broker					<b>Zoning/Rail:</b> SP-5 / No <b>Listing #:</b> 40486471 <b>APN:</b> 2520009007, 2520018006 <b>Mos on Mkt:</b> 2
21 1516-1530 1st St San Fernando, CA 91340 AIR - East SFV	41,275 SF 6,869 SF 41,275 SF	TBD NFS	1/4 Yes Fncd/Pvd	Existing Available Now	17' 1200 2.0:1/84	Superb Manufacturing/Food Processing/Distribution Facility Large Lot With Two Oversized Private, Gated Concrete Yards Central Location - Freeway Access To 5/118/170/405 Heavy Power, City Of San Fernando Benefits Floor Drains Throughout
	Call broker					<b>Zoning/Rail:</b> SP-5 / No <b>Listing #:</b> 40486352 <b>APN:</b> 2520009007, 2520018006 <b>Mos on Mkt:</b> 2
22 2021 E 52nd St Vernon, CA 90058 AIR - Commerce/Vernon	46,510 SF 4,608 SF 46,510 SF	\$2.90 NNN NFS	5/1 Yes Fenced	Existing Available Now	24' 800 1.1:1/50	Fully Racked Cold Storage Distribution in Excellent Condition 5 Storage Rooms (3) Coolers 33° to 55°, (2) Freezers -10° to 55° ±3,374 Cold Pallet Positions, ±500 Dry Pallet Positions
	Call broker					<b>Zoning/Rail:</b> I / No <b>Listing #:</b> 39898711 <b>APN:</b> 6308016042 <b>Mos on Mkt:</b> 4
23 10703 Vanowen St North Hollywood, CA 91605 AIR - East SFV	26,840 SF 2,368 SF 50,160 SF	\$1.71 NNN NFS	3/1 Yes Paved	Existing Available 90 Days	15' 1600 1.3:1/35	Ideal for Cold Storage Occupier ±7,473 SF of Freezer/Cooler Space Main Street Frontage/Adjacent to Burbank Airport Excellent Manufacturing/Distribution Warehouse Low NNN Expenses
	Call broker					<b>Zoning/Rail:</b> M2 / No <b>Listing #:</b> 40640241 <b>APN:</b> 2466017023 <b>Mos on Mkt:</b> 1
24 13290 Daum Dr Industry, CA 91746 AIR - Industry	80,191 SF 21,210 SF 80,191 SF	\$1.06 NNN NFS	4/2 Yes Fncd/Pvd	Existing Available Now	22' 2000 0.7:1/60	Possible R&D Facility w/ Several Well-Appointed Lab Areas Suitable for Class-V Commodity Manufacturing and Storage In-Rack Fire Suppression System w/ Current High Pile Permit Floor Drains w/ Clarifier 2-Ton Bridge Crane and Heavy Power
	Call broker					<b>Zoning/Rail:</b> I / No <b>Listing #:</b> 39246922 <b>APN:</b> 8559005046 <b>Mos on Mkt:</b> 8





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	
25	3855-3883 S Soto St Vernon, CA 90058 AIR - Commerce/Vernon	61,576 SF 2,895 SF 61,576 SF	TBD NFS	27/0 Yes No	Existing Available 30 Days	24' 7600 1.1:1/67	Sublease Through 12/31/2033 Former USDA Ready-To-Eat Plant w/ 27 Dock Positions Production Areas w/ Drains, Cold Storage, 2 Grease Traps Free Standing Building
		Call broker				<b>Zoning/Rail:</b> I/C-2 / No <b>Listing #:</b> 40726048	<b>APN:</b> 6302020059 <b>Mos on Mkt:</b> 0
26	16205 Distribution Way Cerritos, CA 90703 AIR - MidCounties	64,318 SF 11,234 SF 64,318 SF	\$1.47 Net NFS	4/1 Yes Fenced	Existing Available 01/01/2025	20'-23' 1200	Free Standing Building ±11,234 SF of Office Space (Two Story) ±10,000 SF of R&D/Air Conditioned Production Areas Fully Fenced Yard/Loading Area 20'-23' Warehouse Clearance Immediate Access to 5, 605, & 91 Fwys
		Call broker				<b>Zoning/Rail:</b> M / No <b>Listing #:</b> 40158488	<b>APN:</b> 7005013050 <b>Mos on Mkt:</b> 3
27	2730-2750 E 37th St Vernon, CA 90058 AIR - Commerce/Vernon	74,217 SF 5,000 SF 74,217 SF	TBD NFS	17/0 Yes No	Existing Available 30 Days	24' 6500 0.9:1/70	Sublease Through 12/31/2033 Former USDA Production & Refrigerated Distribution Production Area w/ Drains, Clarifier, 6500 Amps of Power Dry Storage
		Call broker				<b>Zoning/Rail:</b> I / No <b>Listing #:</b> 40726882	<b>APN:</b> 6302020057 <b>Mos on Mkt:</b> 0
28	18901 Railroad St Industry, CA 91748 AIR - Industry	45,000 SF 3,631 SF 103,802 SF	TBD NFS	4/1 Yes Fenced	Existing Available 07/01/2024	24' 2600 1.1:1/51	Permitted USDA Facility w/ Cold Storage ±19,000 SF Cooler, ±5,100 SF Freezer ±9,150 SF Processing Area, ±3,750 SF Kitchen Fenced Yard / Four (4) Dock High Doors Rail Service Possible, 2,600 Amps Freeway Access to 60 Via Nogales
		Call broker				<b>Zoning/Rail:</b> M / No <b>Listing #:</b> 40168060	<b>APN:</b> 8264003025 <b>Mos on Mkt:</b> 3
29	Gale Distribution Complex 16633 E Gale Ave Industry, CA 91745 AIR - Industry	82,682 SF 6,120 SF 412,612 SF	\$1.85 NNN NFS	37/1 Yes Fncd/Pvd	Existing Available Now	25' 800 0.7:1/61	Cross-Dock Facility 37 Dock High Positions ±25,500 SF Cooler ±6,500 SF Freezer Large Fenced Yard Off Bixby Dr
		Call broker				<b>Zoning/Rail:</b> I / No <b>Listing #:</b> 39729525	<b>APN:</b> 8242-011-065 <b>Mos on Mkt:</b> 5
30	5301 Rivergrade Rd Irwindale, CA 91706 AIR - 210 Corridor	62,754 SF 1,733 SF 644,965 SF	\$1.85 NNN NFS	12/0 Yes Paved	Existing Available Now	32' 3000	Sublease Through 8/31/2028 32' Clear, Racked, Cooler Distribution Space 34 - 36 Temperature, Professionally Managed Refrigeration 60' Deep Refrigerated Dock - 12 Dock Positions Racked and Available for Immediate Occupancy Great Central LA Location - Access to 605, 210, 60 & 10 Fwys
		Call broker				<b>Zoning/Rail:</b> M2 / No <b>Listing #:</b> 39640440	<b>APN:</b> 8535001036 <b>Mos on Mkt:</b> 6

<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>31</b>	<b>3064 E Maria St</b> Rancho Dominguez, CA 90221 AIR - Carson/Compton	47,444 SF	TBD	2/5	Existing	18'-20'	Sublease Through 7/31/2027
		47,444 SF	NFS	No	Available	3000	FDA Approved Manufacturing Facility
					Now		±4,510 SF Freezer and ±3,245 SF Cooler Space
							±4,300 SF Bonus Mezzanine Storage
							5 GL, 2 DH Doors, Clear Height: 18' - 20'
							Close Proximity to 405, 91, 110 Freeways
							<b>Zoning/Rail:</b> M-1.5-IP / No
							<b>APN:</b> 7306004026
							<b>Listing #:</b> 38524777
							<b>Mos on Mkt:</b> 12
							
	Call broker						
<b>32</b>	<b>3064 E Maria St</b> Rancho Dominguez, CA 90221 AIR - Carson/Compton	47,444 SF	\$1.67 G	2/5	Existing	18'-20'	FDA Approved Food Manufacturing Facility
		4,300 SF	\$274.01	No	Available	3000	18-20' Clear Height / 2 DH Doors (10 x 12)
		47,444 SF		Fncd/Pvd	Now	0.8:1/40	5 GL Doors (12x14, 12,12, 20x14, 9x12)
							4,300 SF Bonus Mezzanine Storage
							±4,510 SF Freezer & ±3,245 SF Cooler Space
							3,000 Amps, 120/240V Power (Verify)
							<b>Zoning/Rail:</b> M-1.5-IP / No
							<b>APN:</b> 7306004026
							<b>Listing #:</b> 33791629
							<b>Mos on Mkt:</b> 17
							
	Call broker						

# Available Listings

## Refrigerated Buildings, Cold Storage Warehouses

## Food Processing and Production Buildings

## For Sale or Lease in the Los Angeles and Southern California area

Prepared July 12, 2024

Presented By

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**Lee & Associates**



**Matthew Artukovich**

[martukovich@lee-associates.com](mailto:martukovich@lee-associates.com)

(323) 767-2033