



CITY OF TORRANCE INDUSTRIAL MARKET

**TORRANCE AIRPORT
WEST TORRANCE
SANTA FE TRACT/US STEEL PARK**

End of 1st Quarter 2012

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SECTION 1

RECENT TORRANCE TRANSACTIONS

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RECENT TORRANCE TRANSACTIONS

SOLD

500 Crenshaw Boulevard	438,671 Square Feet	\$55.71 PSF
4100-4180 West 190 th Street	363,574 Square Feet	\$121.23 PSF
3425 Lomita Boulevard	27,600 Square Feet	\$129.44 PSF
406 Amapola Avenue	19,681 Square Feet	\$145.00 PSF
19675 Mariner Avenue	17,725 Square Feet	\$180.54 PSF
1855 Del Amo Boulevard	9,795 Square Feet	\$132.72 PSF
2816 Columbia Street	6,756 Square Feet	\$249.41 PSF
3165 Fujita Street	6,565 Square Feet	\$182.79 PSF

LEASED

475 Alaska Avenue	83,828 Square Feet	\$0.39 N
19260 Van Ness Avenue	12,375 Square Feet	\$0.63 G
528 Amapola Avenue	12,335 Square Feet	\$0.60 G
19120 Van Ness Avenue	11,023 Square Feet	\$0.45 G
3400 Kashiwa Street	8,936 Square Feet	\$0.75 G
3400 Fujita Street	4,843 Square Feet	\$0.78 G



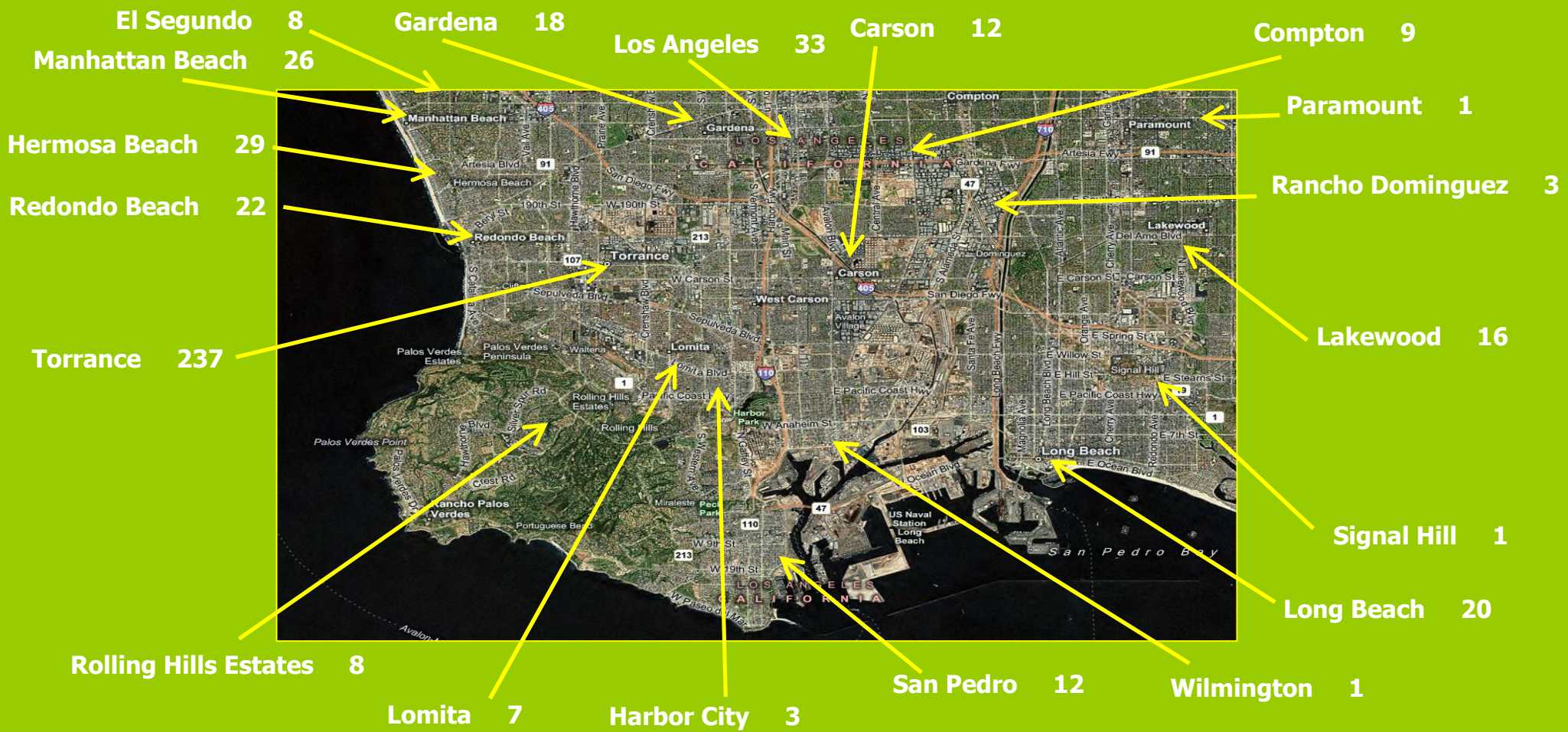
SECTION 2

RESULTS UPDATE

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MY COMPLETED OFFICE & INDUSTRIAL TRANSACTIONS PER CITY

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



Anaheim 7, Azusa 1, Bakersfield 2, Baldwin Park 1, Burbank 26, Cerritos 1, Chatsworth 1, Commerce 2, Cypress 1, Fontana 2, Fullerton 1, Garden Grove 2, Glendale 1, Industry 1, Inglewood 2, North Hollywood 30, Ontario 2, Pacoima 1, Redlands 1, Riverside 8, San Dimas 1, San Jose 3, Santa Ana 6, Sherman Oaks 15, Vista 1, Woodland Hills 1

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INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING

MY RECENT 2011 TRANSACTIONS!

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



**5500 East Olympic Boulevard
174,240 Square Feet Leased!**



**21000 South Wilmington Avenue
10,762 Square Feet Sold!**



**2019 Acacia Court
14,168 Square Feet Leased!**



**21605 Hawthorne Boulevard
8,186 Square Feet Leased!**



**2466 Sepulveda Boulevard
7,322 Square Feet Leased!**

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING

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SECTION 3

TORRANCE AIRPORT

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Torrance Airport Industrial Market Survey


Prepared by: Jeffery A. Turek
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1.  **Address: 3445 Kashiwa St.**
Square Footage: 18,050
Occupant: IESCO
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
2.  **Address: 3415 Kashiwa St.**
Square Footage: 22,416
Occupant: N/A
Available Space: 22,416
Asking Rate: \$.75 N
Recent Transactions: N/A
3.  **Address: 3325 Kashiwa St.**
Square Footage: 13,282
Occupant: JGMC
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
4.  **Address: 3305 Kashiwa St.**
Square Footage: 39,700
Occupant: Sun Chlorella
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
5.  **Address: 3203 Kashiwa St.**
Square Footage: 19,073
Occupant: Keller Engineering
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
6.  **Address: 3171 Kashiwa St.**
Square Footage: 16,806
Occupant: Sun Flow, Inc
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
7.  **Address: 3155 Kashiwa St.**
Square Footage: 14,200
Occupant: Sander Engineering
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
8.  **Address: 3135 Kashiwa St.**
Square Footage: 16,234
Occupant: Multi-Tenant
Available Space: 10,000
Asking Rate: \$.89 G
Recent Transactions: N/A
9.  **Address: 3115 Kashiwa St.**
Square Footage: 13,179
Occupant: JP Associates
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
10.  **Address: 3105 Kashiwa St.**
Square Footage: 13,300
Occupant: Precision Fiberglass
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION


Torrance Airport Industrial Market Survey


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11.  **Address: 3055 Kashiwa St.**
Square Footage: 11,408
Occupant: Advanced Tech Infrastructure
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


12.  **Address: 3043-3045 Kashiwa St.**
Square Footage: 10,691
Occupant: Multi-Tenant
Available Space: 6,169
Asking Rate: \$.95 G
Recent Transactions: N/A


13.  **Address: 3035 Kashiwa St.**
Square Footage: 16,225
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


14.  **Address: 3015-3017 Kashiwa St.**
Square Footage: 16,317
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Transactions: N/A


15.  **Address: 3420 Kashiwa St.**
Square Footage: 10,433
Occupant: Yamaya
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

16.  **Address: 3400 Kashiwa St.**
Square Footage: 8,936
Occupant: Advantage Products Group
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

17.  **Address: 3330 Kashiwa St.**
Square Footage: 8,936
Occupant: One Stop Windows & Doors
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

18.  **Address: 3300 Kashiwa St.**
Square Footage: 4,650
Occupant: Gemini Saw Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A











19.  **Address: 3200 Kashiwa St.**
Square Footage: 9,880
Occupant: Pel Corp.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

20.  **Address: 3178 Kashiwa St.**
Square Footage: 6,000
Occupant: Pomo Industries
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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Torrance Airport Industrial Market Survey


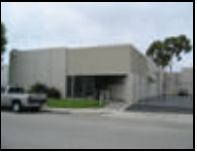








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- | | | | | | |
|-----|---|---|-----|---|--|
| 21. |  | <p>Address: 3170 Kashiwa St.
 Square Footage: 6,095
 Occupant: Bachem
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 26. |  | <p>Address: 3102-3112 Kashiwa St.
 Square Footage: 23,000
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 22. |  | <p>Address: 3162 Kashiwa St.
 Square Footage: 6,095
 Occupant: Barnes Systems
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 27. |  | <p>Address: 3046 Kashiwa St.
 Square Footage: 11,000
 Occupant: The Ely Co.
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 23. |  | <p>Address: 3152 Kashiwa St.
 Square Footage: 13,908
 Occupant: Bachem
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 28. |  | <p>Address: 3032 Kashiwa St.
 Square Footage: 11,000
 Occupant: Autocraft
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 24. |  | <p>Address: 3132 Kashiwa St.
 Square Footage: 12,854
 Occupant: Bachem
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 29. |  | <p>Address: 23105 Kashiwa Ct.
 Square Footage: 50,779
 Occupant: Ledtronics
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 25. |  | <p>Address: 3122 Kashiwa St.
 Square Footage: 11,595
 Occupant: Five Star Graphics
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 30. |  | <p>Address: 23145 Kashiwa Ct.
 Square Footage: 21,700
 Occupant: Walser's
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |

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|-----|---|---|-----|---|---|
| 31. |  | Address: 23155 Kashiwa Ct.
Square Footage: 41,840
Occupant: GCS
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 36. |  | Address: 3415 Fujita St.
Square Footage: 5,355
Occupant: The Stewart Company
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 32. |  | Address: 23110 Kashiwa Ct.
Square Footage: 5,344
Occupant: Roberts's Research Labs
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 37. |  | Address: 3401 Kashiwa St.
Square Footage: 6,240
Occupant: EDCO
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 33. |  | Address: 23140 Kashiwa Ct.
Square Footage: 6,800
Occupant: Mark LaCharite Homes
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 38. |  | Address: 3305 Kashiwa St.
Square Footage: 7,125
Occupant: Gorgian Properties
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 34. |  | Address: 23150 Kashiwa Ct.
Square Footage: 5,344
Occupant: Robert's Research Labs
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 39. |  | Address: 3301 Fujita St.
Square Footage: 7,125
Occupant: VCA Kennel Club
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 35. |  | Address: 3425 Fujita St.
Square Footage: 5,355
Occupant: Amonix
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 40. |  | Address: 3205 Fujita St.
Square Footage: 8,944
Occupant: Marvin Goodfriend
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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- | | | | | | |
|-----|---|---|-----|---|--|
| 41. |  | Address: 3175 Fujita St.
Square Footage: 7,832
Occupant: Inter Trade
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 46. |  | Address: 3115-3121 Fujita St.
Square Footage: 8,528
Occupant: Creative Pathways
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 42. |  | Address: 3171 Fujita St.
Square Footage: 26,720
Occupant: Multi-tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 47. |  | Address: 3111 Fujita St.
Square Footage: 14,478
Occupant: General Dynamics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 43. |  | Address: 3165 Fujita St.
Square Footage: 6,565
Occupant: Glenn Streeter
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 2/12 for \$182.79 | 48. |  | Address: 3051 Fujita St.
Square Footage: 21,856
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 44. |  | Address: 3415 Fujita St.
Footage: 6,408
Occupant: Revtek
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 49. |  | Address: 3031 Fujita St.
Square Footage: 23,448
Occupant: Cosworth
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 45. |  | Address: 3401 Fujita St.
Square Footage: 13,371
Occupant: Bachem
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 50. |  | Address: 3450 Fujita St.
Square Footage: 8,120
Occupant: Ocean Duke
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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51.  **Address: 3430 Fujita St.**
Square Footage: 8,386
Occupant: Del Amo Animal Hospital
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
52.  **Address: 3400 Fujita St.**
Square Footage: 4,843
Occupant: Unity Engineering Company
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Leased 9/11 for \$.78 G
53.  **Address: 3340 Fujita St.**
Square Footage: 7,020
Occupant: KB Delta
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
54.  **Address: 3300 Fujita St.**
Square Footage: 10,414
Occupant: Star Link
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
55.  **Address: 3230 Fujita St.**
Square Footage: 5,992
Occupant: D.W. Adair
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

56.  **Address: 3200 Fujita St.**
Square Footage: 10,572
Occupant: D.W. Adair
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
57.  **Address: 3100 Fujita St.**
Square Footage: 94,177
Occupant: Industrial Dynamics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
58.  **Address: 23510-23520 Telo Ave.**
Square Footage: 53,380
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
59.  **Address: 23540 Telo Ave.**
Square Footage: 106,462
Occupant: Pacific Echo
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
60.  **Address: 23,610 Telo Ave.**
Square Footage: 41,471
Occupant: THIPA
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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61.  **Address: 23600 Telo Ave.**
Square Footage: 39,239
Occupant: TMH
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


62.  **Address: 23535 Telo Ave.**
Square Footage: 22,775
Occupant: Landirengo
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

63.  **Address: 23555 Telo Ave.**
Square Footage: 22,775
Occupant: Lesco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

64.  **Address: 23605 Telo Ave.**
Square Footage: 52,990
Occupant: Classic Components
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

65.  **Address: 23661 Telo Ave.**
Square Footage: 23,628
Occupant: Industrial Dynamics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

66.  **Address: 2645 237th St.**
Square Footage: 31,393
Occupant: Lynn Products
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

67.  **Address: 2575 237th St.**
Square Footage: 31,168
Occupant: Nutrition Express
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

68.  **Address: 2565 237th St.**
Square Footage: 36,604
Occupant: Aero Pneudraulics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A










69.  **Address: 2555 237th St.**
Square Footage: 25,180
Occupant: Probe Industries
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

70.  **Address: 2501-2545 237th St.**
Square Footage: 154,932
Occupant: Multi-Tenant
Available Space: 3,912
Asking Rate: \$1.20 G
Recent Transactions: N/A

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- | | | | | | |
|-----|---|--|-----|---|---|
| 71. |  | Address: 2780-2788 237th St.
Square Footage: 30,000
Occupant: Alpinestars
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 76. |  | Address: 2550-2560 237th St.
Square Footage: 21,457
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 72. |  | Address: 2690 237th St.
Square Footage: 12,192
Occupant: IAI
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 77. |  | Address: 2540-2542 237th St.
Square Footage: 22,882
Occupant: Photo Service
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 73. |  | Address: 2632 237th Ave.
Square Footage: 35,417
Occupant: California Water Service Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 78. |  | Address: 2530 237th St.
Square Footage: 16,259
Occupant: Jo's Candies
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 74. |  | Address: 2580 237th St.
Square Footage: 31,651
Occupant: Icarco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 79. |  | Address: 2520 237th St.
Square Footage: 22,882
Occupant: Intelligent Optical System
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 75. |  | Address: 2570 237th St.
Square Footage: 12,020
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 80. |  | Address: 23207 Early Ave.
Square Footage: 8,000
Occupant: Devico Construction
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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- | | | | | | |
|-----|---|--|-----|---|---|
| 81. |  | Address: 23215 Early Ave.
Square Footage: 107,160
Occupant: Pelican Products
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 86. |  | Address: 3201 Lomita Blvd.
Square Footage: 261,690
Occupant: Honeywell
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 82. |  | Address: 3521-3555 Lomita Blvd.
Square Footage: 178,200
Occupant: Multi-Tenant
Available Space: 4,800
Asking Rate: \$1.00 G
Recent Transactions: N/A | 87. |  | Address: 3131 Lomita Blvd.
Square Footage: 55,000
Occupant: Kepner Plastics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 83. |  | Address: 3431-3425 Lomita Blvd.
Square Footage: 28,311
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 88. |  | Address: 3109-3111 Lomita Blvd.
Square Footage: 63,074
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 84. |  | Address: 3425 Lomita Blvd.
Square Footage: 27,600
Occupant: Quinstar
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 1/11 for \$129.44 | 89. |  | Address: 3105 Lomita Blvd.
Square Footage: 29,884
Occupant: TMH
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 85. |  | Address: 3415 Lomita Blvd.
Square Footage: 33,629
Occupant: Pelican Products
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 90. |  | Address: 3011 Lomita Blvd.
Square Footage: 28,000
Occupant: Performance Paint & Body
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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- | | | | | | |
|-----|---|--|------|---|--|
| 91. |  | Address: 2827 Lomita Blvd.
Square Footage: 36,800
Occupant: Totex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 96. |  | Address: 2990 Lomita Blvd.
Square Footage: 33,197
Occupant: Multi-Tenant
Available Space: 15,274
Asking Rate: \$.87 N
Recent Transactions: N/A |
| 92. |  | Address: 2911-2917 Lomita Blvd.
Square Footage: 42,421
Occupant: Junimseun Church of Kpca
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 97. |  | Address: 28305 Lomita Blvd.
Square Footage: 48,250
Occupant: MCE
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 93. |  | Address: 2841 Lomita Blvd.
Square Footage: 71,346
Occupant: PLANNED OFFICE
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 98. |  | Address: 23911-23915 Garnier
Square Footage: 28,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 94. |  | Address: 3000-3010 Lomita Blvd.
Square Footage: 248,390
Occupant: Alcoa
Available Space: N/A
Asking Rate: N/A
Recent Transactions: | 99. |  | Address: 24015 Garnier
Square Footage: 42,579
Occupant: Quinstar
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 95. |  | Address: 3050 Lomita Blvd.
Square Footage: 71,496
Occupant: General Motors
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 100. |  | Address: 2911-2917 Garnier
Square Footage: 24,225
Occupant: Hi Shear
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

KEY: **RED= AVAILABLE**
BLUE= RECENT TRANSACTION


Torrance Airport Industrial Market Survey


Prepared by: Jeffery A. Turek
RE/MAX Commercial (310)802-2545


101.  **Address: 24120 Garnier**
Square Footage: 65,940
Occupant: Pacific Sales
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

102.  **Address: 24310 Garnier**
Square Footage: 32,780
Occupant: M.S. Inserts
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

103.  **Address: 24330 Garnier**
Square Footage: 35,000
Occupant: Aisin World
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

104.  **Address: 2675 Skypark Dr.**
Square Footage: 54,424
Occupant: Multi-Tenant
Available Space: 3,500
Asking Rate: \$1.10 G
Recent Transactions: N/A


105.  **Address: 3740 Skypark Dr.**
Square Footage: 8,640
Occupant: American Kusa
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

106.  **Address: 3720-3730 Skypark Dr.**
Square Footage: 11,515
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

107.  **Address: 3680 Skypark Dr.**
Square Footage: 14,000
Occupant: Molina
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

108.  **Address: 3640 Skypark Dr.**
Square Footage: 15,985
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

109.  **Address: 2600 Skypark Dr.**
Square Footage: 200,000
Occupant: LISI
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


110.  **Address: 2540 Skypark Dr.**
Square Footage: 30,000
Occupant: Studio West Gymnastics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


KEY: **RED= AVAILABLE**
BLUE= RECENT TRANSACTION


Torrance Airport Industrial Market Survey

Prepared by: Jeffery A. Turek
RE/MAX Commercial (310)802-2545

111.  **Address: 2530 Skypark Dr.**
Square Footage: 14,500
Occupant: Sunsets Separates.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

112.  **Address: 24701 Crenshaw Blvd.**
Square Footage: 7,000
Occupant: Dasco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


113.  **Address: 24747 Crenshaw Blvd.**
Square Footage: 44,000
Occupant: Dasco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


114.  **Address: 24751 Crenshaw Blvd.**
Square Footage: 147,452
Occupant: South Bay Lexus
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


115.  **Address: 23751-75 Madison St.**
Square Footage: 33,012
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

116.  **Address: 23871-99 Madison St.**
Square Footage: 28,500
Occupant: Multi-Tenant
Available Space: 28,500
Asking Rate: \$150.00
Recent Transactions: N/A

117.  **Address: 23935 Madison St.**
Square Footage: 22,200
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

118.  **Address: 23840-70 Madison St.**
Square Footage: 18,888
Occupancy: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

119.  **Address: 23880-98 Madison St.**
Square Footage: 28,650
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

120.  **Address: 23930 Madison St.**
Square Footage: 28,900
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION



Hawthorne Blvd.

Lomita Blvd.

Pacific Coast Highway

Crenshaw Blvd.






SECTION 4


WEST TORRANCE


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West Torrance Industrial Market Survey

Prepared by: Jeffery A. Turek
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1.  **Address: 20421 Earl St.**
Square Footage: 10,000
Occupant: Universal Screw Products
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


2.  **Address: 20427 Earl St.**
Square Footage: 10,529
Occupant: Totai America, Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


3.  **Address: 20433 Earl St.**
Square Footage: 8,825
Occupant: Paragon Laboratories
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

4.  **Address: 20439 Earl St.**
Square Footage: 4,510
Occupant: Paragon Laboratories
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

5.  **Address: 20445 Earl St.**
Square Footage: 5,880
Occupant: Paragon Laboratories
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

6.  **Address: 20501-20521 Earl St.**
Square Footage: 45,600
Occupant: Multi-Tenant
Available Space: 22,434
Asking Rate: \$.92-\$.95 N
Recent Transactions: N/A

7.  **Address: 20555 Earl St.**
Square Footage: 53,250
Occupant: Little Company of Mary
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

8.  **Address: 20603 Earl St.**
Square Footage: 19,436
Occupant: Fischer Custom Communications
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


9.  **Address: 20621 Earl St.**
Square Footage: 5,064
Occupant: Van Lingen Towing
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

10.  **Address: 20406 Earl St.**
Square Footage: 11,229
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

KEY: RED= AVAILABLE
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West Torrance Industrial Market Survey

Prepared by: Jeffery A. Turek
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- | | | | | | |
|-----|---|---|-----|---|---|
| 11. |  | Address: 20408 Earl St.
Square Footage: 6,620
Occupant: Sun-Flow Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 16. |  | Address: 4221 Spencer St.
Square Footage: 3,960
Occupant: Paragon Laboratories
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 12. |  | Address: 20410 Earl St.
Square Footage: 10,431
Occupant: Millennium Space Systems
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 17. |  | Address: 4215 Spencer St.
Square Footage: 3,960
Occupant: TBD
Available Space: 3,960
Asking Rate: N/A
Recent Transactions: N/A |
| 13. |  | Address: 20608 Earl St.
Square Footage: 12,025
Occupant: Shaver Specialty Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 18. |  | Address: 4209 Spencer St.
Square Footage: 3,960
Occupant: Sun-Flow Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 14. |  | Address: 20710 Earl St.
Square Footage: 4,255
Occupant: TRI/SAM Development Inc.
Available Space: N/A
Space: N/A
Asking Rate: N/A
Transactions: N/A | 19. |  | Address: 4203 Spencer St.
Square Footage: 3,960
Occupant: Peveler's Custom Interiors
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 15. |  | Address: 4225 Spencer St.
Square Footage: 10,475
Occupant: TBD
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 20. |  | Address: 4115 Spencer St.
Square Footage: 23,582
Occupant: Enagic USA
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

KEY: RED= AVAILABLE
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West Torrance Industrial Market Survey











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- | | | | | | |
|-----|---|---|-----|---|--|
| 21. |  | <p>Address: 4025 Spencer St.
 Square Footage: 41,120
 Occupant: Multi-Tenant
 Available Space: 5,104
 Asking Rate: \$1.10 G
 Recent Transactions: N/A</p> | 26. |  | <p>Address: 4100 190th St.
 Square Footage: 363,574
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: Sold 9/11 for \$121.23</p> |
| 22. |  | <p>Address: 4030-4050 Spencer St.
 Square Footage: 61,992
 Occupant: Multi-Tenant
 Available Space: 2,760
 Asking Rate: \$1.10-\$1.15 G
 Recent Transactions: N/A</p> | 27. |  | <p>Address: 19500 Mariner Ave.
 Square Footage: 91,691
 Occupant: Multi-Tenant
 Available Space: 44,716
 Asking Rate: \$.87 G
 Recent Transactions: N/A</p> |
| 23. |  | <p>Address: 3830-3914 Del Amo Blvd.
 Square Footage: 150,000
 Occupant: Multi-Tenant
 Available Space: 1,715
 Asking Rate: \$1.25 G
 Recent Transactions: N/A</p> | 28. |  | <p>Address: 19601 Mariner Ave.
 Square Footage: 22,791
 Occupant: Healthcare Partners
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 24. |  | <p>Address: 4302-4310 190th St.
 Square Footage: 108,202
 Occupant: Mutli-Tenant
 Available Space: 65,044
 Asking Rate: \$.30 N
 Recent Transactions: N/A</p> | 29. |  | <p>Address: 19675 Mariner Ave.
 Square Footage: 17,725
 Occupant: PandaAmerica Corp.
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: Sold 10/11 for \$180.54</p> |
| 25. |  | <p>Address: 4240 190th St.
 Square Footage: 306,836
 Occupant: Mutli-Tenant
 Available Space: 75,000
 Asking Rate: \$.35 G
 Recent Transactions: N/A</p> | 30. |  | <p>Address: 19801 Mariner Ave.
 Square Footage: 14,929
 Occupant: Paragon
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |

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West Torrance Industrial Market Survey

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- | | | | | | |
|-----|---|---|-----|---|---|
| 31. |  | Address: 19801-A Mariner Ave.
Square Footage: 12,000
Occupant: Gerber Ambulance Services
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 36. |  | Address: 3501 Challenger St.
Square Footage: 37,414
Occupant: Sharp/Santec
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 32. |  | Address: 19951 Mariner Ave.
Square Footage: 86,309
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 37. |  | Address: 3521 Challenger St.
Square Footage: 33,001
Occupant: Fera International Corp.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 33. |  | Address: 20000 Mariner Ave.
Square Footage: 67,021
Occupant: Mutli-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 38. |  | Address: 3541 Challenger St.
Square Footage: 23,299
Occupant: PCSC
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 34. |  | Address: 3520 Challenger St.
Square Footage: 49,336
Occupant: Bobit Business Media
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 39. |  | Address: 19950 Mariner Ave.
Square Footage: 33,795
Occupant: Good Community Church
Available Space: N/A
Asking Rate: N/A
Recent Transactions: |
| 35. |  | Address: 3500 Challenger St.
Square Footage: 45,767
Occupant: Aurora
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 40. |  | Address: 19700 Mariner Ave.
Square Footage: 25,482
Occupant: JTB
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

KEY: **RED= AVAILABLE**
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West Torrance Industrial Market Survey

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41.



Address: 3540 Voyager Ct.
Square Footage: 14,000
Occupant: Manten Corp.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

42.



Address: 3530 Voyager Ct.
Square Footage: 20,640
Occupant: Vector Resources
Available Space: 20,640
Asking Rate: \$199.50
Recent Transactions: N/A

43.



Address: 3547-3555 Voyager Ct.
Square Footage: 62,462
Occupant: Multi-Tenant
Available Space: 2,537
Asking Rate: \$1.10 G
Recent Transactions: N/A

44.



Address: 3535 Del Amo Blvd.
Footage: 30,576
Occupant: Uchida of America Corp.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

45.



Address: 3401 Del Amo Blvd.
Square Footage: 78,772
Occupant: Kubota Tractor
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION















SECTION 5

SANTA FE TRACT/US STEEL PARK

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Santa Fe Track/US Steel Park






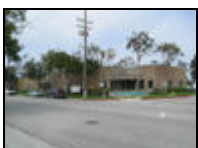
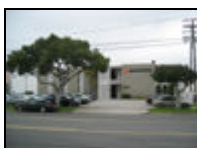


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- | | | | | | |
|----|---|--|-----|---|---|
| 1. |  | <p>Address: 20608 Madrona Ave.
 Square Footage: 90,000
 Occupant: Panasonic
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 6. |  | <p>Address: 387-389 Maple Ave.
 Square Footage: 17,982
 Occupant: N/A
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 2. |  | <p>Address: 325 Maple Ave.
 Square Footage: 47,740
 Occupant: Complex
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 7. |  | <p>Address: 445 Maple Ave.
 Square Footage: 15,251
 Occupant: US Hybrid
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 3. |  | <p>Address: 335-355 Maple Ave.
 Square Footage: 19,200
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 8. |  | <p>Address: 455 Maple Ave.
 Square Footage: 20,400
 Occupant: Rytan
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 4. |  | <p>Address: 365 Maple Ave.
 Square Footage: 19,200
 Occupant: Polypeptide
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 9. |  | <p>Address: 505 Maple Ave.
 Square Footage: 50,000
 Occupant: SCE
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 5. |  | <p>Address: 375 Maple Ave.
 Square Footage: 18,032
 Occupant: Anza Rents
 Available Space: 18,032
 Asking Rate: \$.80 N
 Recent Transactions: N/A</p> | 10. |  | <p>Address: 525 Maple Ave.
 Square Footage: 143,820
 Occupant: Panasonic
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park










Prepared by: Jeffery A. Turek
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- | | | | | | |
|-----|---|--|-----|---|--|
| 11. |  | <p>Address: 600 Maple Ave.
 Square Footage: 56,064
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 16. |  | <p>Address: 2945 Columbia St.
 Square Footage: 28,400
 Occupant: Mayflower
 Available Space: 28,400
 Asking Rate: \$.55 G
 Recent Transactions: N/A</p> |
| 12. |  | <p>Address: 540 Maple Ave.
 Square Footage: 73,000
 Occupant: South Coast Soccer City
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 17. |  | <p>Address: 2955 Columbia St.
 Square Footage: 23,007
 Occupant: TBD
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 13. |  | <p>Address: 340-360 Maple Ave.
 Square Footage: 18,940
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 18. |  | <p>Address: 2925-2935 Columbia St.
 Square Footage: 55,000
 Occupant: Multi-tenant
 Available Space: 55,000
 Asking Rate: \$.39 G
 Recent Transactions: N/A</p> |
| 14. |  | <p>Address: 306-326 Maple Ave.
 Square Footage: 15,465
 Occupant: Multi-Tenant
 Available Space: 6,354
 Asking Rate: \$1.05 G
 Recent Transactions: N/A</p> | 19. |  | <p>Address: 2835 Columbia St.
 Square Footage: 50,000
 Occupant: Celestron
 Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 15. |  | <p>Address: 2750-2909 Oregon Ct.
 Square Footage: 159,132
 Occupant: Multi-Tenant
 Available Space: 20,500
 Asking Rate: \$.79-\$1.05 G
 Recent Transactions: N/A</p> | 20. |  | <p>Address: 2988 Columbia St., Unit A1
 Square Footage: 7,265
 Occupant: Traveler's Club
 Available Space: 7,265
 Asking Rate: \$1.62 N
 Recent Transactions: N/A</p> |

KEY: RED= AVAILABLE
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Santa Fe Track/US Steel Park




Prepared by: Jeffery A. Turek
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- | | | | | | |
|-----|---|--|-----|---|--|
| 21. |  | <p>Address: 2950 Columbia St., Unit A2
 Square Footage: 6,815
 Occupant: Asahi Ryukuken
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 26. |  | <p>Address: 2848 Columbia St., Unit A7
 Square Footage: 5,915
 Occupant: Goodnews Corporation
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 22. |  | <p>Address: 2942 Columbia St., Unit A3
 Square Footage: 6,815
 Occupant: Richardson Kontogouris Emerson
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 27. |  | <p>Address: 2808 Columbia St., Unit A8
 Square Footage: 5,915
 Occupant: Dr. Slutsky
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 23. |  | <p>Address: 2904 Columbia St., Unit A4
 Square Footage: 6,365
 Occupant: Cheng-Ta Holdings
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 28. |  | <p>Address: 2980 Columbia St., Unit B1
 Square Footage: 8,260
 Occupant: Encore Nationwide
 Available Space: \$275.00
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 24. |  | <p>Address: 2894 Columbia St., Unit A5
 Square Footage: 6,365
 Occupant: Armin Azad
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 29. |  | <p>Address: 2958 Columbia St., Unit B2
 Square Footage: 7,720
 Occupant: Lighthouse
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 25. |  | <p>Address: 2856 Columbia St., Unit A6
 Square Footage: 5,915
 Occupant: Magellan Traveler
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 30. |  | <p>Address: 2936 Columbia St., Unit B3
 Square Footage: 7,720
 Occupant: Pacific Century Custom Service
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |

<p>KEY: RED= AVAILABLE BLUE= RECENT TRANSACTION</p>
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Santa Fe Track/US Steel Park

Prepared by: Jeffery A. Turek
RE/MAX Commercial (310)802-2545


- 31.  **Address: 2912 Columbia St., Unit B4**
Square Footage: 7,180
Occupant: 2912 Columbia Street, LLC
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 32.  **Address: 2886 Columbia St., Unit B5**
Square Footage: 7,180
Occupant: TCW Realty
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 33.  **Address: 2862 Columbia St., Unit B6**
Square Footage: 6,640
Occupant: Icelandic Glacial
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 34.  **Address: 2840 Columbia St., Unit B7**
Square Footage: 6,640
Occupant: Hondata
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 35.  **Address: 2816 Columbia St., Unit B8**
Square Footage: 6,756
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 10/11 for \$249.41


- 36.  **Address: 2972 Columbia St., Unit C1**
Square Footage: 7,670
Occupant: Ofiplex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 37.  **Address: 2964 Columbia St., Unit C2**
Square Footage: 7,075
Occupant: XYZ Bikes
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 38.  **Address: 2928 Columbia St., Unit C3**
Square Footage: 7,135
Occupant: Myungse America LLC
Available Space: 7,135
Asking Rate: \$1.30 G or \$257.81
Recent Transactions: N/A
- 39.  **Address: 2920 Columbia St., Unit C4**
Square Footage: 6,480
Occupant: Cyrogenic Group
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 40.  **Address: 2878 Columbia St., Unit C5**
Square Footage: 6,480
Occupant: La Shoji Partnership
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


KEY: RED= AVAILABLE BLUE= RECENT TRANSACTION


Santa Fe Track/US Steel Park

Prepared by: Jeffery A. Turek
RE/MAX Commercial (310)802-2545

41.  **Address: 2870 Columbia St., Unit C6**
Square Footage: 5,885
Occupant: RGLCIAP
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

42.  **Address: 2832 Columbia St., Unit C7**
Square Footage: 5,885
Occupant: Available
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

43.  **Address: 2824 Columbia St., Unit C8**
Square Footage: 5,885
Occupant: L & J Properties
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


44.  **Address: 2920 Columbia St.**
Square Footage: 91,906
Occupant: Rapiscan
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

45.  **Address: 2610-2660 Columbia St.**
Square Footage: 99,955
Occupant: Multi-Tenant
Available Space: 25,000-99,955
Asking Rate: \$.59-\$.75 G
Recent Transactions: N/A

46.  **Address: 2815 Columbia St.**
Square Footage: 36,539
Occupant: Pentel
Available Space: 36,539
Asking Rate: \$.45 G
Recent Transactions: N/A

47.  **Address: 2665 Columbia St.**
Square Footage: 60,500
Occupant: Classic Tents
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

48.  **Address: 414 Alaska Ave.**
Square Footage: 38,775
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A








49.  **Address: 433 Alaska Ave.**
Square Footage: 7,886
Occupant: Meyer's RV
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

50.  **Address: 434 Alaska Ave.**
Square Footage: 22,360
Occupant: Multi-tenant
Available Space: 11,180-22,360
Asking Rate: \$.59 N or \$165.00
Recent Transactions: N/A

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park

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RE/MAX Commercial (310)802-2545

- | | | | | | |
|-----|---|---|-----|---|---|
| 51. |  | <p>Address: 444 Alaska Ave.
 Square Footage: 25,125
 Occupant: N/A
 Available Space: 25,125
 Asking Rate: \$.61 N
 Recent Transactions: N/A</p> | 56. |  | <p>Address: 560 Alaska Ave.
 Square Footage: 30,000
 Occupant: Technical Devices
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 52. |  | <p>Address: 450 Alaska Ave.
 Square Footage: 12,000
 Occupant: De Lorenzo Marble
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 57. |  | <p>Address: 640 Alaska Ave.
 Square Footage: 100,000
 Occupant: Vought Aircraft
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 53. |  | <p>Address: 490-500 Alaska Ave.
 Square Footage: 31,095
 Occupant: Classic Tents
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 58. |  | <p>Address: 625 Alaska Ave.
 Square Footage: 65,519
 Occupant: Western Psychological Testing
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 54. |  | <p>Address: 475 Alaska Ave.
 Square Footage: 83,828
 Occupant: Celestron
 Available Space: N/A
 Asking Rate: \$.39 N
 Recent Transactions: Leased 6/11 for \$.39 N</p> | 59. |  | <p>Address: 2535 Maricopa Ave.
 Square Footage: 82,162
 Occupant: Go Game On Products
 Available Space: 82,162
 Asking Rate: \$.52 G
 Recent Transactions: N/A</p> |
| 55. |  | <p>Address: 530 Alaska Ave.
 Square Footage: 38,020
 Occupant: Prestige Too
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 60. |  | <p>Address: 2645 Maricopa Ave.
 Square Footage: 83,866
 Occupant: Products Engineering
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |

KEY: RED= AVAILABLE BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park

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61.



Address: 2727 Maricopa Ave.
Square Footage: 125,000
Occupant: Centinela Pets
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

62.



Address: 605-655 Hawaii Ave.
Square Footage: 35,956
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

63.



Address: 540 Hawaii Ave.
Square Footage: 60,955
Occupant: Classic Tents
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

64.



Address: 2830-2860 California St.
Square Footage: 87,363
Occupant: Multi-Tenant
Available Space: 48,500
Asking Rate: \$.55 G
Recent Transactions: N/A

65.



Address: 2931 California St.
Square Footage: 100,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

66.



Address: 2925-2929 California St.
Square Footage: 150,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

67.



Address: 2740 California St.
Square Footage: 24,780
Occupant: Centro TV & Radio
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

68.



Address: 2700 California St.
Square Footage: 105,207
Occupant: Edelbrock
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

69.



Address: 18500 Crenshaw Blvd.
Square Footage: 155,099
Occupant: George P. Johnson
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

70.




Address: 18600-732 Crenshaw Bl.
Square Footage: 196,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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71.  **Address: 350-390 Crenshaw Blvd.**
Square Footage: 147,220
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


76.  **Address: 2320-2330 205th St.**
Square Footage: 16,904
Occupant: Phenomenex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


72.  **Address: 2444 205th Street**
Square Footage: 66,609
Occupant: Multi-Tenant
Available Space: 5,279
Asking Rate: \$1.00 N
Recent Transactions: N/A

77.  **Address: 2310 205th St.**
Square Footage: 6,990
Occupant: PVP Communications
Available Space: 4,290
Asking Rate: \$.99 G
Recent Transactions: N/A

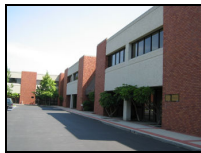
73.  **Address: 2360 205th St.**
Square Footage: 5,990
Occupant: DC & G, CO.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

78.  **Address: 2300 205th St.**
Square Footage: 5,990
Occupant: Empire Transport
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

74.  **Address: 2350 205th St.**
Square Footage: 5,990
Occupant: Guardian Group
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

79.  **Address: 2271 205th St.**
Square Footage: 112,005
Occupant: Multi-Tenant
Available Space: 10,641
Asking Rate: \$.92-\$1.20 G
Recent Transactions: N/A

75.  **Address: 2340 205th St.**
Square Footage: 13,700
Occupant: Beranek, Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A






80.  **Address: 370-390 Amapola Ave.**
Square Footage: 96,279
Occupant: Multi-Tenant
Available Space: 9,253
Asking Rate: \$.75 G
Recent Transactions: N/A

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Santa Fe Track/US Steel Park

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- 81.  **Address: 401 Amapola Ave.**
Square Footage: 11,300
Occupant: Raffaello
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 82.  **Address: 411 Amapola Ave.**
Square Footage: 6,833
Occupant: Pharos
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 83.  **Address: 421 Amapola Ave.**
Square Footage: 6,833
Occupant: Laxon
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 84.  **Address: 431 Amapola Ave.**
Square Footage: 11,300
Occupant: Phenomenex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 85.  **Address: 406 Amapola Ave.**
Square Footage: 19,681
Occupant: Multi-Tenant
Available Space: 2,300-7,505
Asking Rate: \$1.10 G
Recent Transactions: Sold 2/12 for \$145.00

- 86.  **Address: 438 Amapola Ave.**
Square Footage: 24,962
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 87.  **Address: 468 Amapola Ave.**
Square Footage: 10,306
Occupant: Sanyo Denki
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 88.  **Address: 501 Amapola Ave.**
Square Footage: 36,172
Occupant: Edelbrock
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 89.  **Address: 478 Amapola Ave.**
Square Footage: 12,881
Occupant: Sanyo Denki
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 90.  **Address: 488 Amapola Ave.**
Square Footage: 8,947
Occupant: Sanyo Denki
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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Santa Fe Track/US Steel Park

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- | | | | | | |
|-----|---|---|------|---|--|
| 91. |  | <p>Address: 558 Amapola Ave.
 Square Footage: 7,586
 Occupant: Solcom, Inc.
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 96. |  | <p>Address: 2255 Dominguez Way
 Square Footage: 10,339
 Occupant: Conesys
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 92. |  | <p>Address: 568 Amapola Ave.
 Square Footage: 9,224
 Occupant: Conesys
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 97. |  | <p>Address: 2275 Dominguez Way
 Square Footage: 11,430
 Occupant: Conesys
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 93. |  | <p>Address: 578 Amapola Ave.
 Square Footage: 10,102
 Occupant: OK Color America
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 98. |  | <p>Address: 2301 Dominguez Way
 Square Footage: 42,469
 Occupant: Edelbrock
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 94. |  | <p>Address: 588 Amapola Ave.
 Square Footage: 10,188
 Occupant: Conesys
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 99. |  | <p>Address: 548 Amapola Ave.
 Square Footage: 12,633
 Occupant: Conesys
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 95. |  | <p>Address: 2225 Dominguez Way
 Square Footage: 10,985
 Occupant: Conesys
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 100. |  | <p>Address: 518 Amapola Ave.
 Square Footage: 12,531
 Occupant: Conesys
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |

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- | | | | | | |
|------|---|--|------|---|--|
| 101. |  | <p>Address: 538 Amapola Ave.
 Square Footage: 11,821
 Occupant: Conesys
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 106. |  | <p>Address: 2335 208th St.
 Square Footage: 38,120
 Occupant: Rock-Ola
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 102. |  | <p>Address: 508 Amapola Ave.
 Square Footage: 10,901
 Occupant: Conesys
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 107. |  | <p>Address: 431 Madrid Ave.
 Square Footage: 18,162
 Occupant: Available
 Available Space: 18,162
 Asking Rate: \$248.00
 Recent Transactions: N/A</p> |
| 103. |  | <p>Address: 528 Amapola Ave.
 Square Footage: 12,355
 Occupant: DBL Inc.
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 108. |  | <p>Address: 411 Madrid Ave.
 Square Footage: 13,832
 Occupant: Phenomenex
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 104. |  | <p>Address: 2200-30 Amapola Ct.
 Square Footage: 28,067
 Occupant: Multi-Tenant
 Available Space: 3,041
 Asking Rate: \$.77 G
 Recent Transactions: N/A</p> | 109. |  | <p>Address: 410 Madrid Ave.
 Square Footage: 10,932
 Occupant: Phenomenex
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 105. |  | <p>Address: 2280 208th St.
 Square Footage: 25,000
 Occupant: Conesys
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 110. |  | <p>Address: 430 Madrid Ave.
 Square Footage: 18,162
 Occupant: NTK Aviation America
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |

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- 111.  **Address: 510 Madrid Ave.**
Square Footage: 66,435
Occupant: Edelbrock
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 112.  **Address: 570 Madrid Ave.**
Square Footage: 11,888
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 113.  **Address: 580-90 Madrid Ave.**
Square Footage: 20,400
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 114.  **Address: 500 Crenshaw Blvd.**
Square Footage: 264,900
Occupant: N/A
Available Space: 264,900
Asking Rate: TBD
Recent Transactions: Sold 10/11 for \$55.71
- 115.  **Address: 2140-90 190th St.**
Square Footage: 275,000
Occupant: Multi-Tenant
Available Space: 11,388
Asking Rate: \$.85 G
Recent Transactions: Leased 7/11 for \$.63G

- 116.  **Address: 19145 Gramercy Pl.**
Square Footage: 80,000
Occupant: Alpine
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 117.  **Address: 19475 Gramercy Pl.**
Square Footage: 40,800
Occupant: Mycom
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 118.  **Address: 19600-88 Van Ness Av.**
Square Footage: 177,372
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 119.  **Address: 19800-888 Van Ness Av.**
Square Footage: 119,803
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
- 120.  **Address: 19900-88 Van Ness Av.**
Square Footage: 206,055
Occupant: Funai
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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121.  **Address: 19700-88 Van Ness Av.**
Square Footage: 670,305
Occupant: Multi-Tenant
Available Space: 244,689
Asking Rate: \$.59 N
Recent Transactions: N/A

126.  **Address: 2137 Dominguez Way**
Square Footage: 18,000
Occupant: Aqua-Flo
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


122.  **Address: 357-385 Van Ness Av.**
Square Footage: 327,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

127.  **Address: 2027 Harpers Way**
Square Footage: 560,000
Occupant: Virco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

123.  **Address: 401 Van Ness Av.**
Square Footage: 100,000
Occupant: US Gypsum
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

128.  **Address: 1865-1963 Del Amo Blvd.**
Square Footage: 61,800
Occupant: Multi-Tenant
Available Space: 5,457
Asking Rate: \$.75 G
Recent Transactions: N/A

124.  **Address: 501-555 Van Ness Av.**
Square Footage: 210,000
Occupant: Multi-Tenant
Available Space: 13,800
Asking Rate: \$.60 G
Recent Transactions: N/A

129.  **Address: 1855 Del Amo Blvd.**
Square Footage: 9,795
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 6/11 for \$132.72

125.  **Address: 2201 Dominguez Way**
Square Footage: 36,000
Occupant: Plywood Mfg.
Available Space: 36,000
Asking Rate: \$.50 G
Recent Transactions: N/A

130.  **Address: 1801 Del Amo Blvd.**
Square Footage: 6,700
Occupant: Hermach Machine
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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131. **Address: 1725 Del Amo Blvd.**
Square Footage: 7,317
Occupant: Lucy Ann
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



136. **Address: 20775 Western Av.**
Square Footage: 22,918
Occupant: Multi-Tenant
Available Space: 2,656
Asking Rate: \$1.05 G
Recent Transactions: N/A



132. **Address: 20291 Western Av.**
Square Footage: 6,419
Occupant: Vacant
Available Space: 6,419
Asking Rate: \$.79 G
Recent Transactions: N/A



137. **Address: 20817-19 Western Av.**
Square Footage: 7,034
Occupant: Multi-Tenant
Available Space: 3,650
Asking Rate: \$1.10 G
Recent Transactions: N/A



133. **Address: 20307-17 Western Av.**
Square Footage: 26,219
Occupant: Multi-Tenant
Available Space: 9,475
Asking Rate: \$.79-\$82. G
Recent Transactions: N/A



138. **Address: 20905-07 Western Av.**
Square Footage: 7,300
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



134. **Address: 20333-437 Western Av.**
Square Footage: 74,276
Occupant: Multi-Tenant
Available Space: 54,969
Asking Rate: \$.695 G
Recent Transactions: N/A



139. **Address: 20909-11 Western Av.**
Square Footage: 7,300
Occupant: Multi-Tenant
Available Space: 7,300
Asking Rate: \$.79 G or \$198.49
Recent Transactions: N/A



135. **Address: 20655-675 Western Av.**
Square Footage: 129,200
Occupant: Multi-Tenant
Available Space: 1,150
Asking Rate: \$1.15 G
Recent Transactions: N/A



140. **Address: 20915-17 Western Av.**
Square Footage: 7,034
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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Santa Fe Track/US Steel Park

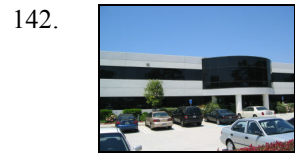
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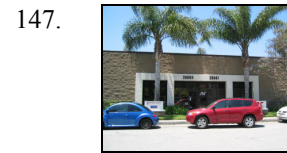
Address: 20916 Higgins Ct.
Square Footage: 5,854
Occupant: Peptisynthia Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



Address: 20816-18 Higgins Ct.
Square Footage: 7,034
Occupant: King Medical Supply
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



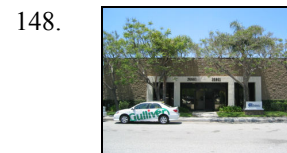
Address: 20917 Higgins Ct.
Square Footage: 30,760
Occupant: Mainline, Inc.
Available Space: 12,180-30,760
Asking Rate: \$.65 N
Recent Transactions: N/A



Address: 20807-09 Higgins Ct.
Square Footage: 8,048
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



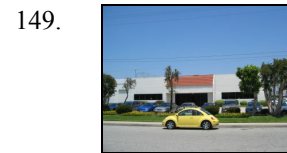
Address: 20908-10 Higgins Ct.
Square Footage: 7,034
Occupant: Peptisynthia Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



Address: 20801-03 Higgins Ct.
Square Footage: 8,064
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



Address: 20904-06 Higgins Ct.
Square Footage: 7,300
Occupant: Multi-tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



Address: 1805 208th St.
Square Footage: 8,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



Address: 20815 Higgins Ct.
Square Footage: 30,418
Occupant: Threebond
Available Space: 30,418
Asking Rate: \$.65 N
Recent Transactions: N/A













Address: 1827 208th St.
Square Footage: 26,220
Occupant: Multi-Tenant
Available Space: 18,400
Asking Rate: \$.65 N
Recent Transactions: N/A

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- | | | | | | |
|------|---|--|------|---|--|
| 151. |  | <p>Address: 1830 208th St.
 Square Footage: 7,700
 Occupant: Flag Ship
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 156. |  | <p>Address: 1830 205th St.
 Square Footage: 31,419
 Occupant: I-Logistics
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 152. |  | <p>Address: 1840 208th St.
 Square Footage: 7,281
 Occupant: N/A
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 157. |  | <p>Address: 1815 205th St.
 Square Footage: 56,177
 Occupant: Multi-Tenant
 Available Space: 4,550
 Asking Rate: \$.90 G
 Recent Transactions: N/A</p> |
| 153. |  | <p>Address: 20701 Manhattan Pl.
 Square Footage: 35,089
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 158. |  | <p>Address: 1835-45 205th St.
 Square Footage: 82,983
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 154. |  | <p>Address: 20675 Manhattan Pl.
 Square Footage: 98,000
 Occupant: Trendnet
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 159. |  | <p>Address: 1840 205th St.
 Square Footage: 8,200
 Occupant: Viper Technologies
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 155. |  | <p>Address: 20525 Manhattan Pl.
 Square Footage: 11,850
 Occupant: BNL Technologies
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 160. |  | <p>Address: 1850 205th St.
 Square Footage: 21,100
 Occupant: Luminata
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |

KEY: RED= AVAILABLE
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RE/MAX Commercial (310)802-2545



161. **Address: 1860 205th St.**
Square Footage: 8,200
Occupant: US Tool Group
Available Space: 8,200
Asking Rate: \$.85 G
Recent Transactions: N/A



166. **Address: 20435-45 Gramercy Pl.**
Square Footage: 35,000
Occupant: Multi-Tenant
Available Space: 4,000
Asking Rate: \$.87 G
Recent Transactions: N/A



162. **Address: 20600 Gramercy Pl.**
Square Footage: 67,434
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



167. **Address: 20410 Gramercy Pl.**
Square Footage: 11,200
Occupant: Movincool
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



163. **Address: 1901 Harpers Way**
Square Footage: 39,961
Occupant: Insulation Supply Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



168. **Address: 20380 Gramercy Pl.**
Square Footage: 6,165
Occupant: Hairdreams
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



164. **Address: 20526 Gramercy Pl.**
Square Footage: 11,000
Occupant: Ewing
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



169. **Address: 20360 Gramercy Pl.**
Square Footage: 6,165
Occupant: Larry Palmer
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

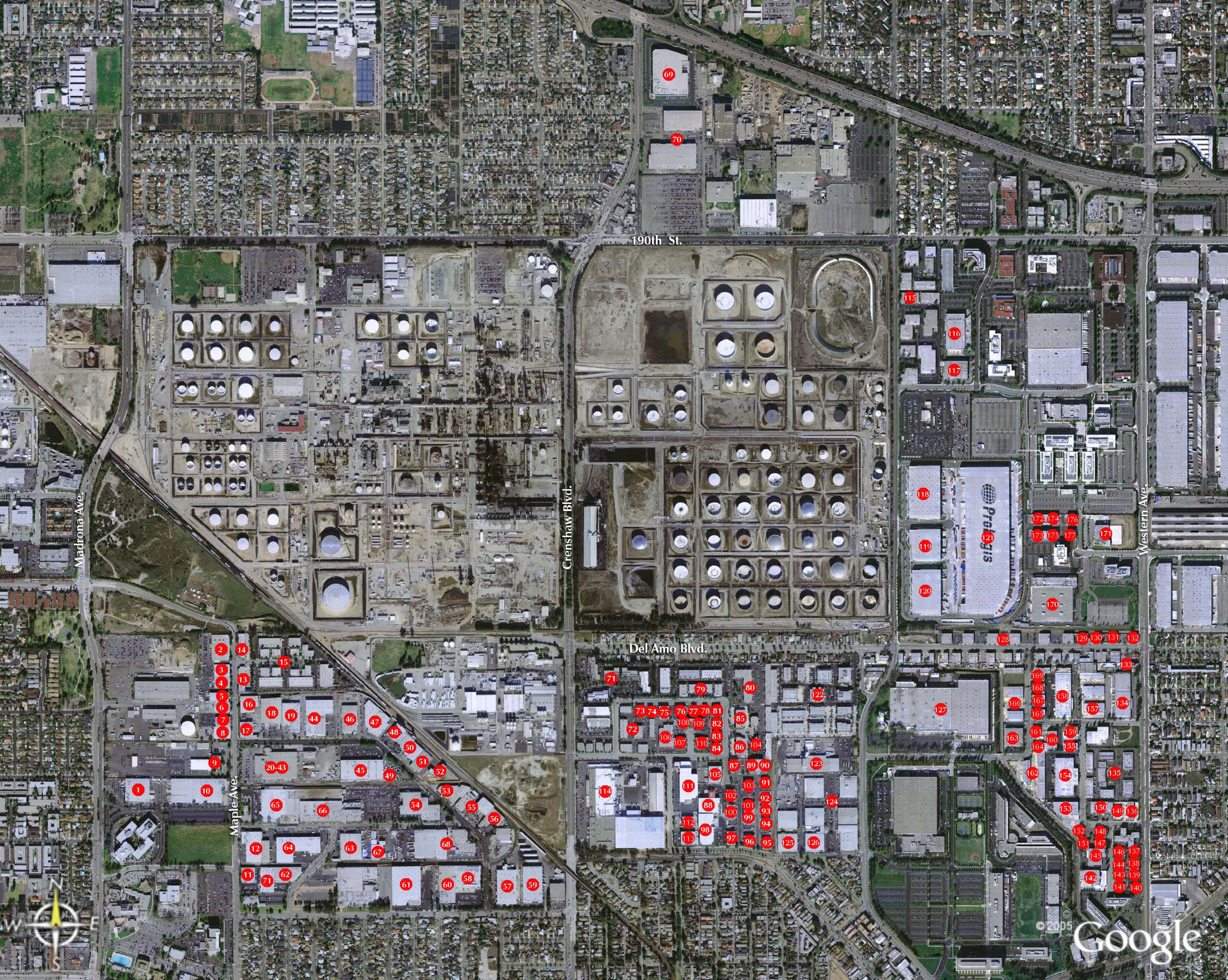


165. **Address: 20460 Gramercy Pl.**
Square Footage: 8,001
Occupant: Medicool
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



170. **Address: 20263 Western Av.**
Square Footage: 195,113
Occupant: Moog
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION



190th St.

Del Amo Blvd.

Madrona Ave.

Crenshaw Blvd.

Western Ave.

Maple Ave.

Prologis

