



# **CITY OF TORRANCE INDUSTRIAL MARKET**

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

**End of 2<sup>nd</sup> Quarter 2022**

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## **TABLE OF CONTENTS**

<b>SECTION 1</b>	<b>RECENT TORRANCE TRANSACTIONS</b>
<b>SECTION 2</b>	<b>RESULTS UPDATE</b>
<b>SECTION 3</b>	<b>TORRANCE AIRPORT</b>
<b>SECTION 4</b>	<b>WEST TORRANCE</b>
<b>SECTION 5</b>	<b>SANTA FE TRACT/US STEEL PARK</b>

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# SECTION 1

## RECENT TORRANCE TRANSACTIONS

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## **RECENT TORRANCE TRANSACTIONS**

### **SOLD**

4240 West 190 <sup>th</sup> Street	307,487 Square Feet	\$244.89 PSF
2835 Columbia Street	52,334 Square Feet	\$221.75 PSF
19475 Gramercy Place	47,712 Square Feet	\$236.84 PSF
24310 Garnier Street	32,780 Square Feet	\$284.85 PSF
1972-96 Del Amo Boulevard	19,200 Square Feet	\$308.93 PSF
430 Madrid Avenue	16,810 Square Feet	\$309.34 PSF
3720-3730 Skypark Drive	15,712 Square Feet	\$247.90 PSF
3300 Fujita Street	10,414 Square Feet	\$369.64 PSF
20904-20906 Higgins Court	7,034 Square Feet	\$307.08 PSF
2808 Columbia Street	4,400 Square Feet	\$518.18 PSF

### **LEASED**

3102 Kashiwa Street	11,500 Square Feet	\$1.35 PSF N
2255 Dominguez Street	11,145 Square Feet	\$1.61 PSF N
23950 Madison Street	10,600 Square Feet	\$1.15 PSF N
1855 Del Amo Boulevard	9,839 Square Feet	\$1.95 PSF G
3555 Lomita Boulevard	7,000 Square Feet	\$1.60 PSF G



# SECTION 2

**RESULTS UPDATE**

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## SELECTED LIST OF COMPLETED TRANSACTIONS

Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
MGA Entertainment	Owens & Minor	300,000	Lease	1651 California Street
EJC Ontario Gateway West LLC	Philips Electronics North America	245,858	Lease	1375 East Locust Avenue
Image Properties LLC	Cytec Engineered Materials	203,425	Lease	22600 Savi Ranch Parkway
Kemper Properties LLC	Southern California Industrial Fund	195,900	Sale	4300-4320 West 190th Street
Murman	MV 20348 LLC	180,164	Sale	Poplar/Orchid
Telacu	Aaron Brothers	174,240	Lease	5500 Olympic Boulevard
KTR Capital Partners	Genlyte Thomas Group	115,035	Lease	13169 Slover Avenue
Ismos Investments	Cytec Inc.	108,900	Lease	3845 Coronado Street
Valdry & Zenobia Ivars	LowCost Auto LLC	98,445	Sale	14725 Maple Avenue
Asset Management Systems	Argon Industries	80,000	Lease	1780 Oak Street
Panattoni Development	La Salle Bristol	65,659	Lease	7130 Sycamore Canyon Road
North Anaheim Associates	Cytec Inc.	65,340	Lease	1100 Patt Street
American Pneumatic Tools	Tank & Refinery Services	53,818	Lease	14710 South Maple Avenue
Riverside Investments Company	La Salle Bristol	53,580	Lease	6261 Box Springs Boulevard
Box Springs Boulevard LLC	La Salle Bristol	50,000	Lease	6251 Box Springs Boulevard
Sherwyn Turbow	Sports Source	48,094	Lease	20700 Denker Avenue
Am-Pac	China Tire Warehouse	45,120	Lease	603 West Terrace Drive
Bedrosian Family Trust	Altura Communications	42,440	Lease	2890 White Star Avenue
Strand Lighting	InterWire Products	39,313	Lease	6603 Darin Way
Metropolis ZKS	Marwood Industries	37,346	Lease	2012 Abalone Avenue
Industrial Dynamics	Totex Manufacturing Inc.	36,800	Sale	2927 Lomita Boulevard
Baldwin Park Commerce Center LLC	Philips LTI	36,320	Lease	13700 Live Oak Avenue
Watt Kuhn	Marcelo & Sara Liberman	35,858	Sale	2540 West 228th Street
Magellan Group	Advanced Collision Technologies	31,413	Lease	4302 West 190th Street
Metropolis ZKS	Diamond Comics	31,365	Lease	2012 Abalone Avenue
Pacific Business Associates	Innovision International	30,075	Lease	1625 West 190th Street
Shipmax	Nova-Orthomed	30,000	Lease	331 Victoria Street
SPUSV5 500 Brand	Employers Compensation Insurance	29,525	Lease	500 North Brand Boulevard
Wilkie Hawthorne LLC	SP Star Enterprises, Inc.	29,218	Lease	711 Ducommun Street
Prologis	TaylorCreative Inc.	28,700	Lease	1220 West Walnut Street
Cunningham Family Trust	Hutton Communications	27,997	Lease	7100 Honold Circle
B & C LP	Grand Prairie Isuzu	27,904	Sale	6349 Palomar Oaks Court
Morning Glow Inc.	El Mar Plastics Inc.	27,098	Lease	109 West 134th Street
Transland Inc.	Sunsets Separates	25,500	Sale	24511 Frampton Avenue
Knickerbocker Properties	Countrywide Hardware	25,394	Lease	1335 Sycamore Road
Del Monico Investments	World Link Transport	24,325	Lease	1220 Kona Drive
Bus Stop LLC	Vella Group LLC	25,000	Sale	12536 Chadron Avenue
Bristol Industrial I	Impaxx Western Packaging Group	24,000	Lease	1360 West Walnut Parkway
Lemak Investment Company	GE Forwarders Inc.	23,886	Lease	3145 East Maria Street
Fullerton South LLC	Altura Communications	23,735	Lease	1335 South Acacia Avenue

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Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
RREEF	Sports Source	23,693	Lease	19350 Van Ness Avenue
G Adams Properties	Erick & Karina Pedraz	23,608	Sale	434 East Alondra Boulevard
JG Enterprises	Figueroa Group Inc.	23,500	Lease	19900 South Normandie Avenue
331 Fries LLC	Keleco LLC	23,394	Sale	331 North Fries Avenue
Robert's Business Park Sunrise	Sharp Industries	22,840	Lease	535 Patrice Place
La Salle Bristol	DFS Sales	22,385	Lease	6261 Box Springs Road
Kashiwa Court LLC	Austin Su	22,340	Sale	23145 Kashiwa Court
Victoria Street LLC	Select Aircargo Services	22,000	Lease	363 Victoria Street
Chris & Linda Nanji	John & Jane Walser	21,700	Sale	23145 Kashiwa Court
Watson Land Company	Elite Anywhere	21,663	Lease	860 East 238th Street
Beacon	Premiere Office Centers	20,755	Lease	1999 Harrison
NextiraOne	CapitalWerks	20,546	Lease	5 Hutton Center Drive
Robert's Business Park Sunrise	Sharp Industries	20,500	Lease	18225 Figueroa Street
Metropolis ZKS	Koyo Cooling Systems Inc.	20,462	Lease	2012 Abalone Avenue
20900 Normanide LLC	IRTRONIX	20,197	Lease	20900 Normandie Avenue
RCB Equities	Angelus Medical	20,000	Lease	1835 Rosecrans Avenue
Agamy & Plott	TSK Property Management	19,374	Sale	1426 North Burton Place
AMB Property	Uniwell Corporation	19,058	Sale	21172 South Figueroa Street
PPF Industrial	Hutton Communications	18,000	Lease	7422 Orangewood Avenue
Blue Stripe LLC	Power Brands	18,000	Lease	15507 Broadway Center Street
Stauffer Trust	REVCO International	17,971	Lease	639 East Walnut Street
Metropolis ZKS	DishNetwork	17,891	Lease	2012 Abalone Avenue
Catellus Finance	Broadspire Inc.	17,582	Lease	9131 Oakdale Avenue
Harvey & Anna Chang	Luxe Linen	16,016	Lease	2803 East 208th Street
Harvey Prince	Beauty Architects	15,594	Lease	13639 Cimarron
RAR2-Carson Industrial	Lurline Bay LLC	15,835	Lease	20435 Tillman Avenue
RAR2-Carson Industrial	Sunbelt Rentals	15,570	Lease	20444 Tillman Avenue
S Bravo Systems	DTS LAX Inc.	15,544	Lease	1524 Gage Road
Viola Industries	Sunbelt Rentals	15,500	Lease	3223 Golf Course Drive
Alan & Gloria Singer	Expecura Corporation	15,500	Lease	1420 240th Street
Pacific Business Associates	Xpedx	15,500	Lease	1611 West 190th Street
GER Enterprises	R.S. Hughes	15,308	Lease	10639 Glenoaks Boulevard
Karim Motjehedi	Anheuser Busch	15,194	Leases	2082 East Gladwick Street
Karim Motjehedi	Disaster Restoration Inc.	15,194	Lease	2082 East Gladwick Street
Park Family Trust	American Stainless Pumps	15,169	Lease	1150 East Dominguez Street
Libra Properties	Coastline Recovery	15,050	Lease	8800 Lankershim Boulevard
Gardena HD Associates	Viatron Systems	15,000	Lease	18233 Hoover Street
Norman Zalben	JGMA Anaheim Hospitality	15,000	Lease	1501 East Washington Boulevard
GER Enterprises	RS Hughes	14,251	Lease	10639 Glenoaks Boulevard
Augustine & Associates	Shalom Auto Body & Parts	14,168	Lease	2019 Acacia Court

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Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
NextiraOne	Bam Bam Designs	14,000	Lease	3020 Red Hat Lane
Reven LLC	Al Barlovits LLC	13,871	Lease	15225 Main Street
AMB Property	Rockwell Collins	13,056	Lease	321 East Brokaw Road
Montague Oaks Associates	Vision Systems	12,855	Lease	641-643 River Oaks Parkway
Craig Killam	Vasken Tatarian	12,575	Sale	1957 Del Amo Boulevard
Marvin Charitable Trust	Parallel Technologies	12,479	Lease	615 Hawaii Avenue
John D. Rush Trust	Scott Fornaro	12,000	Sale	15125 South Broadway Avenue
Berry Avenue Partners	RS Hughes	11,995	Lease	8120 Berry Avenue
NextiraOne	First American Title	11,663	Lease	5 Hutton Center Drive
GMC Property Company	Electronic Inventory Online	11,500	Lease	3102 Kashiwa Street
Kashiwa Properties LLC	Advanced Infrastructure Technologies	11,408	Lease	3055 Kashiwa Street
A & K Investments	CISCO Sale Corporation	11,408	Lease	3055 Kashiwa Street
Summa Properties	Civil Clothing	11,267	Lease	438 Alaska Avenue
Larson Investments LLC	Body Alive Sportswear	11,250	Lease	2323 West 190th Street
3MACS Investments	Vortex Water Technology	11,160	Sale	19807 Hamilton Avenue
LNR Hamilton Industrial	3MACS Investments	11,160	Sale	19807 South Hamilton Avenue
MCFG LLC	R.S. Hughes	11,140	Lease	975 Todd Avenue
James Pryor Properties	Miguel & Mercedes Leon	11,132	Sale	11625-29 Louis Avenue
Alex & Andrea Guttman	Perfect Fit West	11,129	Lease	9088 Rosecrans Avenue
Modern Knit Trim	Santec Inc.	11,000	Lease	13921 South Figueroa Street
Best Products Inc.	Elite Anywhere	10,843	Lease	7825 Somerset Boulevard
Denhart Properties	Grace Family Trust	10,762	Sale	21000 South Wilmington Avenue
Lloyd Ashman	Denhart Properties	10,762	Sale	21000 South Wilmington Avenue
Lloyd Ashman	Legacy Brass	10,762	Lease	21000 South Wilmington Avenue
TIAA	ILS	10,656	Lease	17252 South Main Street
Dale Rodman Trust	Sugaring Factory	10,600	Lease	23950 Madison Street
Elias Awad	Pacific West Towing	10,488	Lease	1808 Mahalo Place
Carol Dittmer	Dune Ceramics	10,442	Lease	1410 Kona Drive
R & O Investments	Star Link	10,414	Lease	3300 Fujita Street
Bacon Trust	Heritage International	10,386	Sale	1125 West Victoria Street
Karawia Living Trust	3771 West 242nd Street LLC	10,345	Sale	3771 West 242nd Street
Barry Von Hemert	Home Consignment Center	10,300	Lease	23649 Hawthorne Boulevard
Cypress Land Company	Nextgen Aeronautics	10,286	Lease	2295 Jefferson Street
Choi Family Trust	City Paper Box LLC	10,200	Lease	4930 Hampton Street
Paras Properties	Jay Jae Chong	10,186	Sale	405 South State College Boulevard
Asset Management Systems	Team Simpson Racing	10,132	Lease	1780 Oak Street
Hairart LLC	Santec Inc.	10,000	Lease	400 West 157th Street
Larry Russ	HP Labs	9,956	Sale	3823-25 Industry Avenue
Pelezarre	Paradise Paint	9,920	Lease	19819 Hamilton Avenue
MHA Prodigy Inc	Dynamic Trucking	9,805	Sale	1957 East Del Amo Boulevard

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Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
Douglas Erenberg	OneH2 Inc.	9,750	Lease	1921 Maple Avenue
Mid-Harbor Industrial Center	PAC International	9,721	Lease	287-289 East Redondo Beach Boulevard
Torrance Tech Partners LLC	Novitas Inc.	9,594	Lease	370 Amapola Avenue
M & G Management	The Party Solution	9,450	Lease	2230 Amapola Court
Margevicius-Enick Trust	Advantage Products Group	8,936	Lease	3400 Kashiwa Street
Morales Family Trust	Altura Communications	8,780	Lease	1540 South Lews Street
Mike Blakely	David & Patricia Cortina	8,352	Sale	400 Spectrum Circle
Leonard Eriksson	Mike Blakely	8,352	Sale	400 Spectrum Circle
David Ronen	Robert & Susan Blakely	8,256	Sale	11727 Dorothy Street
Jamison Services	Experium Academy	8,186	Lease	21605 Hawthorne Boulevard
Mayan & Usha Patel	Fits & Kix	8,000	Lease	543 East Gardena Boulevard
Asset Management Systems	Fashion Wear Collection	8,000	Lease	1824 Oak Street
IRTRONIX	Socal Sublimation	8,000	Lease	1439 Plaza Del Amo
Bunch Family Trust	IRTRONIX	8,000	Lease	1439 Plaza Del Amo
Elle Group LLC	Mueller Engineering	7,700	Sale	101 Penn Street
Bob & Carolyn Kelley	Rafael Franke	7,620	Sale	1213 Arbor Vitae
Willow Vista Rentals LLC	Christianeric & Edan Investments	7,552	Sale	19803 Hamilton Avenue
Optex USA	Younger Manufacturing Company	7,417	Lease	1845 West 205th Street
SDY Mfg	MYT Home Health Care Inc	7,400	Lease	19801 Hamilton Avenue
Sandhill Partnership	KT & G	7,350	Lease	17044 South Montanero Avenue
ASSET InterTech	Savage Enterprises	7,300	Lease	17791 Fitch
Richard Meine Trust	Animated Business Solutions	7,251	Lease	23911 Garnier Street
Richard Meine Trust	Monterey Graphics	7,251	Lease	23911 Garnier Street
FDC Partners	Ryde Enterprises	7,240	Lease	7711 Amigos Avenue
Case Bor	Boris & Catarina Giourof	7,020	Sale	3340 Fujita Street
Torrance Business Center	StyleIndex America Inc.	7,000	Lease	3555 Lomita Boulevard
Torrance Business Center	Digi Maximus	7,000	Lease	3555 Lomita Boulevard
Deutsche Post Global Mail	Honeywell	7,000	Lease	3555 Lomita Boulevard
Deutsche Post Global Mail	Suremove	7,000	Lease	3555 Lomita Boulevard
Madison Avenue North	Optex	6,850	Lease	3882 Del Amo Boulevard
Olive Tree House	ASAP Semi	6,841	Lease	1 Peters Canyon
Konax Investments	Phenomenex	6,833	Sale	421 Amapola Avenue
Grea Family Trust	Max Matsuhashi	6,833	Sale	421 Amapola Avenue
Wasserman	Dawn Coulson	6,572	Sale	1230 Crenshaw Boulevard
S & R Capital	Praxair	6,524	Lease	13425 Benson Avenue
Marvin Charitable Trust	UT Freight Services	6,458	Lease	605 Hawaii Avenue
LBSW LLC	SourceOne Healthcare	6,444	Lease	8650 Somerset Boulevard
Hok-Nung Wong	Mas Alloy Wheel	6,438	Lease	20840 Leapwood Avenue
Perrault Family Trust	MDS Warehouse	6,419	Lease	20291 South Western Avenue
Jamison Services	Kids in Motion Physical Therapy	6,260	Lease	21615 Hawthorne Boulevard

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## SELECTED LIST OF COMPLETED TRANSACTIONS

Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
Su Mi Lee	All American Design	6,175	Sale	2321 Torrance Boulevard
Peregrine Medical Building	Century 21 Realty	6,100	Lease	3440 West Carson Street
Asset Management Systems	Honda Motor Corporation	6,000	Lease	1822 Oak Street
NextiraOne	Remote Inventory Systems	5,990	Lease	5 Hutton Center Drive
The Realty Associates Fund X	Emptech	5,867	Lease	2377 Crenshaw Boulevard
Aspen Properties	Techlin Inc.	5,800	Lease	1574 North Batavia Avenue
MJLSF	Robert & Susan Blakely	5,600	Sale	924 East Ontario Street
Glantz Family Trust	Dr. Marina Raikhel	5,377	Sale	25043 Narbonne Avenue
David & Inka Isa	Pliska	5,266	Sale	2207-2211 Torrance Boulevard
Torrance Tech Partners LLC	Light Black USA Inc.	5,213	Lease	370 Amapola Avenue
Michael Blakely	Alex Faer	5,170	Sale	12819 South Main Street
The Telo Industrial Center	Civil Clothing	5,088	Lease	23510 Telo Avenue
ZMI Real Estate	Genlyte Thomas Group	5,029	Lease	18000 Studebaker Road
SDV Rosecrans	Tideline Inc.	5,000	Sale	3334 Rosecrans Avenue
Larry Fricker Company	TSK Property Management	5,000	Sale	1421 North State College Boulevard
Capellino	McCracken & Associates	5,000	Lease	20310 Gramercy Place
The Medical Centre	Dr. Ron Gallemore	4,810	Lease	4201 Torrance Boulevard
Blair Company	Coating Hub Inc.	4,800	Lease	1611 Boyd Avenue
San Pedro Alondra Realty	Ruggeri Marble & Granite	4,800	Lease	16001 South San Pedro Street
Second Order Effects	Mueller Engineering	4,730	Lease	140 Center Street
Metro Creekside	Takara Belmont USA	4,600	Lease	1350 Reynolds Avenue
David Slutsky	Prashant Ingle	4,400	Lease	2808 Columbia Street
Darty Cronin	Nextgen Aeronautics	4,370	Lease	4030 Spencer Street
SBP Enterprises LLC	CorePower Yoga	4,333	Lease	4407 Redondo Beach Boulevard
LJS Properties	Platinum Prop Rentals	4,300	Lease	520-524 Rosecrans Avenue
Madison Group LLC	NRI Clinical Trials	4,295	Lease	1141 West Redondo Beach Blvd
CREB	California Claims Management	4,253	Lease	23001 Hawthorne Boulevard
AAA	REMAX Commercial	4,253	Lease	23001 Hawthorne Boulevard
Gonzalez Family	Marina Davtian	3,955	Sale	1215 South Pacific Coast Highway
Mojtahedi 2003 Family Trust	Colin Robinson	3,888	Lease	20919 South Brant Avenue
Dutch Pacific Exchange	Karim Mojtahedi	3,888	Sale	20919 South Brant Avenue
Tiffany Rogers	Roy Crocker	3,920	Sale	23206 Mariposa Avenue
Carson Central Investors	Omega Pacific Electrical Supple	3,840	Lease	17121 South Central Avenue
Khalil Khosravi	Lee Family Trust	3,782	Sale	13202 South Figueroa
Crenshaw Rock LLC	Easter Seals	3,728	Lease	14800 Crenshaw Boulevard
Bresler Enterprises	Harbor Interfaith Services	3,710	Lease	599 West 9th Street
Surf Management	Barbara Lazaroff	3,675	Lease	20445 Gramercy Place
The Realty Associates	Employment Tax Specialists	3,661	Lease	2377 Crenshaw Boulevard
VR Interior Services	AGIS	3,594	Lease	6409 Alondra Boulevard
Rexford Industrial	AGIS	3,594	Lease	6409 Alondra Boulevard

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Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
SBP Enterprises LLC	NextStep Fitness	3,594	Lease	4447 Redondo Beach Boulevard
Chasnik Torrance	Prime MSO	3,530	Lease	24239 Hawthorne Boulevard
Kilden Enterprises	Black Diamond Group	3,528	Lease	2466 Sepulveda Boulevard
Lawrence Villarreal	Parsa Investments LLC	3,477	Sale	1712-1730 Walnut Street
COR HealthCare	Axial Innovations	3,400	Lease	2340 Plaza Del Amo
North Harbor Properties	Hondo 500	3,392	Lease	411 North Harbor Boulevard
Seacliff Centre Pointe	Scanwell Logistics	3,357	Lease	108-110 West Walnut Street
Mike Russo	Dr. Maria Baez	3,316	Lease	1624 Anaheim Street
OREL USA	StyleIndex America Inc.	3,300	Lease	2720 Monterey Street
North Harbor Properties	Joint Foreman's LRC	3,010	Lease	411 North Harbor Boulevard
Hillside Village LLC	Dr. Daryl Rheuark	3,122	Lease	24520 Hawthorne Boulevard
Panther Premium Logistics	CybEye	3,062	Lease	879 West 190th Street
Hale & Alejandro LLC	Asset InterTech	3,000	Lease	3910 East Coronado Street
Christian Edan Investments	Lord, Ficks, Zayed	3,000	Lease	19803 South Hamilton Avenue
JAS Madison I	Dr. Vernon Wilson	2,957	Lease	3445 Pacific Coast Highway
Marsh	CybEye	2,909	Lease	990 West 190th Street
Paras LLC	REM Sleep Labs	2,855	Lease	23332 Hawthorne Boulevard
Telo Industrial Center	South Bay Theme Parties	2,624	Lease	23510 Telo Avenue
Joseph Amato Trust	Young & Soohyn Kim	2,597	Sale	28441 Highridge Road
Surf Management	Top Legging	2,420	Lease	24424 South Main Street
Deluna Investments	Javid Dental Brothers	2,400	Lease	1622 South Gaffey Street
Almar Plaza	Ron & Dawn Anfuso	2,389	Sale	28441 Highridge Road
Walter Hoehn	Jayamalin Fernando	2,301	Sale	5527-31 Venice Boulevard
Verson Inc	Constant & Associates	2,241	Lease	3655 Torrance Boulevard
Rosecrans Dickens LLC	Harbor Family Dental	2,225	Lease	1310 Rosecrans Street
Standing O	Master Design Clothing	2,220	Lease	2908 Oregon Court
Torrance Business Center	Fortune Electric	2,200	Lease	3525 Lomita Boulevard
Gottsegen	Pro'Loughlin Properties LLC	2,106	Sale	1430 Pacific Coast Highway
Drollinger Properties	Westchester Pet Health Center	2,100	Lease	8911 Sepulveda Boulevard
BCSP Pacific Concourse	UNIS Furniture	2,089	Lease	5230 Pacific Concourse Drive
SVF Broadway Center	Do Do Cosmetics	2,000	Lease	15523 South Broadway Center Street
Chasnik Torrance	Fred's Carpets	2,000	Lease	24427 Hawthorne Boulevard
LBA Realty	Office Design Studio	1,994	Lease	5230 Pacific Concourse Drive
M2 Rolling Hills LP	Palos Verdes Board of Realtors	1,976	Sale	28441 Highridge Road
Torrance Investment Company	Employment Tax Specialists	1,964	Lease	2377 Crenshaw Boulevard
Hillside Village LLC	Ni Hao Chinese	1,928	Lease	24584 Hawthorne Boulevard
Medical Centre	Deorasan Professional Medical	1,847	Lease	4201 Torrance Boulevard
Karim Motjehedi	Bruce Massman	1,800	Sale	16206 Hawthorne Boulevard
Paras LLC	Paradigm Medical Management	1,780	Lease	23332 Hawthorne Boulevard
Leapwood Associates	SDY Mfg	1,752	Lease	20850 Leapwood Avenue

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### SELECTED LIST OF COMPLETED TRANSACTIONS

Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
Carson/223rd Street LLC	ArchiMorphic	1,740	Lease	1300 East 223rd Street
North Harbor Properties	Hondo 500	1,687	Lease	411 North Harbor Boulevard
PS Business Park	Beyondee	1,624	Lease	370 Crenshaw Boulevard
190th Medical LLC	Dr. Craig Morris	1,589	Lease	19000 Hawthorne Boulevard
Perroy Properties	Dr. Francisco Correa	1,586	Lease	1350 West 6th Street
Berkovich Trust	San Pedro Acupuncture	1,550	Lease	1300 West 6th Street
Berkovich Trust	Barry Tischler MD	1,550	Lease	1300 West 6th Street
1002 S Pacific Properties	Michael Ziegler Photography	1,500	Lease	1014 South Pacific Avenue
David & Inka Isa	Torres Architects	1,494	Lease	2209 Torrance Boulevard
MRCC Properties	Torrez	1,478	Lease	2426 Marine Avenue
SBP Enterprises LLC	WeFile Inc.	1,466	Lease	4439 Redondo Beach Boulevard
23133 Hawthorne LLC	Fortune Electric	1,435	Lease	23133 Hawthorne Boulevard
Omnis International	Ganis Insurance	1,424	Lease	3655 Torrance Boulevard
Nino I LP	Mohammad Almomani	1,440	Lease	14382 Hoover Street
Fortune 300 Partners LLC	Wholistic Wellness	1,400	Lease	412 South Pacific Coast Highway
Silver Spur Investments	United ONE Realty	1,400	Lease	608 Silver Spur Road
Four Corners Investments	Nupur Academy	1,400	Lease	22803 Hawthorne Boulevard
North Harbor Properties	McRoberts Maritime Security	1,379	Lease	411 North Harbor Boulevard
Prospect South Bay	ARI Clinical Trials	1,367	Lease	520 North Prospect Avenue
POP AIV LLC	Dr. Glenn Zeleznick	1,363	Lease	520-550 Deep Valley Drive
Torred Buildings	Redondo Beach Podiatry	1,349	Lease	3440 Lomita Boulevard
Nicholas Jaksic	Delio Orthodontics	1,339	Lease	1494 West 7th Street
Deluna Investments	Dr. Maribel Lam	1,250	Lease	1622 South Gaffey Street
Deluna Investments	Dr. Alex Rahimi	1,250	Lease	1622 South Gaffey Street
Chloe Investments	Bob & Marc Plumbing	1,200	Lease	22760 Hawthorne Boulevard
Paul Gerhardt	Massage Therapy	1,200	Lease	16200 Hawthorne Boulevard
Torred Buildings	Curtis Lee MD	1,180	Lease	3400 Lomita Boulevard
3711 Lomita LLC	ARY 3D	1,173	Lease	3711 Lomita Boulevard
Dr. Timothy McGillivray	Traditional Family Practice	1,170	Lease	3655 Lomita Boulevard
Lexham	Dr. Timothy McGillivray	1,170	Lease	3655 Lomita Boulevard
Pacific Coast Plaza LLC	Project Real Estate Corporation	1,150	Lease	3730 Pacific Coast Highway
Almar Plaza	Christopher Vasallo	1,142	Sale	28441 Highridge Road
M2 Rolling Hills LP	Zhu Investment Partners	1,096	Lease	28441 Highridge Road
Harbor Vermont Center	World Link Transport	1,028	Lease	24328 South Vermont Avenue
North Harbor Properties	Fundraising Partners	1,008	Lease	411 North Harbor Boulevard
Gojies Madison LLC	Arrowhead Evaluation Services	1,007	Lease	1141 West Redondo Beach Blvd
Chasnik Torrance	Club Pilates	1,000	Lease	24239 Hawthorne Boulevard
Pamela Cronn	Geum Ja Geon	977	Lease	22910 Crenshaw Boulevard
Continental Development	Dr. Judy Law-Torok	986	Lease	3640 Lomita Boulevard
Juan Alas	Dr. Todd Lanman	955	Lease	1360 West 6th Street

Jeffery A. Turek  
Vice President  
BRE # 01260097

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Email: jturek@remaxcir.com



## SELECTED LIST OF COMPLETED TRANSACTIONS

Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
M2 Rolling Hills LP	M&O Construction	878	Sale	28441 Highridge Road
M2 Rolling Hills LP	Huber	873	Sale	28441 Highridge Road
M2 Rolling Hills LP	Infinity 16	803	Sale	28441 Highridge Road
Gojies Madison LLC	Park Chiropractic Clinic	800	Lease	1141 West Redondo Beach Blvd
M2 Rolling Hills LP	Lunada Consulting	790	Lease	28441 Highridge Road
Medical Centre	Clear Mind Treatment	785	Lease	4201 Torrance Boulevard
Paras Properties	Action Orthopedics	780	Lease	23332 Hawthorne Boulevard
Mesmer Properties	Young & Soohyn Kim	756	Sale	28441 Highridge Road
M2 Rolling Hills LP	Garrett Stevens	656	Sale	28441 Highridge Road

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# SECTION 3

**TORRANCE AIRPORT**

[www.jeffturek.com](http://www.jeffturek.com)

# Torrance Airport Industrial Market Survey



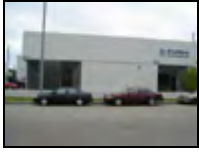
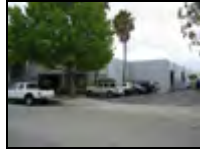



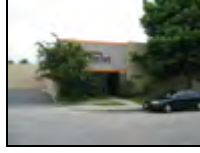


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- |      |   |   |     |   |  |
|------|---|---|-----|---|--|
| 1. p |    | <b>Address: 3445 Kashiwa St.</b><br><b>Square Footage: 18,050</b><br>Occupant: IESCO<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         | 6.  |    | <b>Address: 3171 Kashiwa St.</b><br><b>Square Footage: 16,806</b><br>Occupant: Sun Flow, Inc<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        |
| 2.   |    | <b>Address: 3415 Kashiwa St.</b><br><b>Square Footage: 22,416</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           | 7.  |    | <b>Address: 3155 Kashiwa St.</b><br><b>Square Footage: 14,200</b><br>Occupant: Sander Engineering<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A   |
| 3.   |    | <b>Address: 3325 Kashiwa St.</b><br><b>Square Footage: 13,282</b><br>Occupant: JGMC<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A          | 8.  |    | <b>Address: 3135 Kashiwa St.</b><br><b>Square Footage: 16,234</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.15 G<br>Recent Transactions: N/A    |
| 4.   |   | <b>Address: 3305 Kashiwa St.</b><br><b>Square Footage: 39,700</b><br>Occupant: Sun Chlorella<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 9.  |   | <b>Address: 3115 Kashiwa St.</b><br><b>Square Footage: 13,179</b><br>Occupant: JP Associates<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        |
| 5.   |  | <b>Address: 3203 Kashiwa St.</b><br><b>Square Footage: 19,073</b><br>Occupant: AOS<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           | 10. |  | <b>Address: 3105 Kashiwa St.</b><br><b>Square Footage: 13,300</b><br>Occupant: Precision Fiberglass<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |

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

# Torrance Airport Industrial Market Survey

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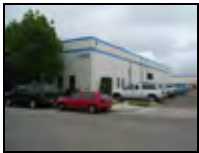


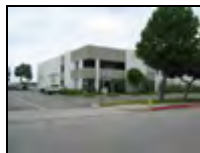
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|-----|---|--|-----|---|---|
| 11. |    | <b>Address: 3055 Kashiwa St.</b><br><b>Square Footage: 11,408</b><br>Occupant: Advanced Tech Infrastructure<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 16. |    | <b>Address: 3400 Kashiwa St.</b><br><b>Square Footage: 8,936</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                      |
| 12. |    | <b>Address: 3043-3045 Kashiwa St.</b><br><b>Square Footage: 10,691</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.20 N<br>Recent Transactions: N/A       | 17. |    | <b>Address: 3330 Kashiwa St.</b><br><b>Square Footage: 8,936</b><br>Occupant: One Stop Windows & Doors<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 13. |    | <b>Address: 3035 Kashiwa St.</b><br><b>Square Footage: 16,225</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                 | 18. |    | <b>Address: 3300 Kashiwa St.</b><br><b>Square Footage: 4,650</b><br>Occupant: Gemini Saw Co.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           |
| 14. |   | <b>Address: 3015-3017 Kashiwa St.</b><br><b>Square Footage: 18,097</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Transactions: N/A                   | 19. |   | <b>Address: 3200 Kashiwa St.</b><br><b>Square Footage: 9,880</b><br>Occupant: Pel Corp.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                |
| 15. |  | <b>Address: 3420 Kashiwa St.</b><br><b>Square Footage: 10,433</b><br>Occupant: Yamaya<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                       | 20. |  | <b>Address: 3178 Kashiwa St.</b><br><b>Square Footage: 6,000</b><br>Occupant: Pomo Industries<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A          |

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# Torrance Airport Industrial Market Survey

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- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 21. |    | <b>Address: 3170 Kashiwa St.</b><br><b>Square Footage: 6,095</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         | 26. |    | <b>Address: 3102-3112 Kashiwa St.</b><br><b>Square Footage: 23,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: Leased 3/22 for \$1.35 N |
| 22. |    | <b>Address: 3162 Kashiwa St.</b><br><b>Square Footage: 6,095</b><br>Occupant: Barnes Systems<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 27. |    | <b>Address: 3046 Kashiwa St.</b><br><b>Square Footage: 11,000</b><br>Occupant: The Ely Co.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                            |
| 23. |    | <b>Address: 3152 Kashiwa St.</b><br><b>Square Footage: 13,908</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 28. |    | <b>Address: 3032 Kashiwa St.</b><br><b>Square Footage: 11,000</b><br>Occupant: Autocraft<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                              |
| 24. |   | <b>Address: 3132 Kashiwa St.</b><br><b>Square Footage: 12,854</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 29. |   | <b>Address: 23105 Kashiwa Ct.</b><br><b>Square Footage: 50,779</b><br>Occupant: Ledtronics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                            |
| 25. |  | <b>Address: 3122 Kashiwa St.</b><br><b>Square Footage: 11,500</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           | 30. |  | <b>Address: 23145 Kashiwa Ct.</b><br><b>Square Footage: 22,340</b><br>Occupant: Austin International<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                  |

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# Torrance Airport Industrial Market Survey




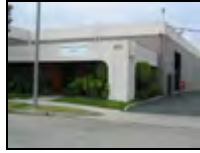






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- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 31. |    | <b>Address: 23155 Kashiwa Ct.</b><br><b>Square Footage: 38,375</b><br>Occupant: GCS<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    | 36. |    | <b>Address: 3415 Fujita St.</b><br><b>Square Footage: 5,355</b><br>Occupant: Catalina Rug Gallery<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 32. |    | <b>Address: 23110 Kashiwa Ct.</b><br><b>Square Footage: 5,344</b><br>Occupant: Roberts's Research Labs<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 37. |    | <b>Address: 3401 Kashiwa St.</b><br><b>Square Footage: 6,240</b><br>Occupant: EDCO<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                |
| 33. |    | <b>Address: 23140 Kashiwa Ct.</b><br><b>Square Footage: 6,370</b><br>Occupant: Cahooterville LLC<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       | 38. |    | <b>Address: 3305 Fujita St.</b><br><b>Square Footage: 6,990</b><br>Occupant: TBD<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                  |
| 34. |   | <b>Address: 23150 Kashiwa Ct.</b><br><b>Square Footage: 5,344</b><br>Occupant: Robert's Research Labs<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A  | 39. |   | <b>Address: 3301 Fujita St.</b><br><b>Square Footage: 7,125</b><br>Occupant: VCA Kennel Club<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      |
| 35. |  | <b>Address: 3425 Fujita St.</b><br><b>Square Footage: 5,355</b><br>Occupant: Amonix<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    | 40. |  | <b>Address: 3205 Fujita St.</b><br><b>Square Footage: 8,944</b><br>Occupant: Marvin Goodfriend<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    |

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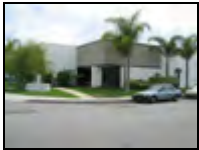
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|-----|---|--|-----|---|---|
| 41. |    | <b>Address: 3175 Fujita St.</b><br><b>Square Footage: 7,832</b><br>Occupant: Inter Trade<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    | 46. |    | <b>Address: 3115-3121 Fujita St.</b><br><b>Square Footage: 8,600</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: \$1.25 N<br>Recent Transactions: N/A     |
| 42. |    | <b>Address: 3171 Fujita St.</b><br><b>Square Footage: 25,231</b><br>Occupant: EdgyGear Inc.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 47. |    | <b>Address: 3111 Fujita St.</b><br><b>Square Footage: 14,478</b><br>Occupant: General Dynamics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 43. |    | <b>Address: 3165 Fujita St.</b><br><b>Square Footage: 6,565</b><br>Occupant: KB Delta<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       | 48. |    | <b>Address: 3051 Fujita St.</b><br><b>Square Footage: 21,852</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A     |
| 44. |   | <b>Address: 3155 Fujita St.</b><br><b>Footage: 5,355</b><br>Occupant: Revtek<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                | 49. |   | <b>Address: 3031 Fujita St.</b><br><b>Square Footage: 23,448</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           |
| 45. |  | <b>Address: 3401 Fujita St.</b><br><b>Square Footage: 13,371</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 50. |  | <b>Address: 3450 Fujita St.</b><br><b>Square Footage: 8,120</b><br>Occupant: Ocean Duke<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        |

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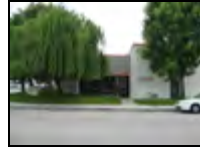
51.  **Address: 3430 Fujita St.**  
**Square Footage: 8,386**  
Occupant: Del Amo Animal Hospital  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

52.  **Address: 3400 Fujita St.**  
**Square Footage: 4,843**  
Occupant: Unity Engineering Company  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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: Sold 5/21 for \$369.69

55.  **Address: 3230 Fujita St.**  
**Square Footage: 5,553**  
Occupant: Mikalu  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

56.  **Address: 3200 Fujita St.**  
**Square Footage: 10,572**  
Occupant: LA Music  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

57.  **Address: 3100 Fujita St.**  
**Square Footage: 91,516**  
Occupant: Filtec  
**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





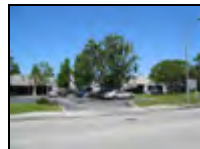
60.  **Address: 23,610 Telo Ave.**  
**Square Footage: 41,471**  
Occupant: THIPA  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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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: Landirenzo  
**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: 53,710**  
Occupant: Classic Components  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
65.  **Address: 23661 Telo Ave.**  
**Square Footage: 24,548**  
Occupant: Industrial Dynamics  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A




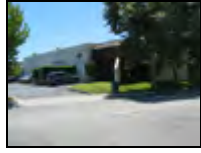



66.  **Address: 2645 237<sup>th</sup> St.**  
**Square Footage: 31,393**  
Occupant: Lynn Products  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
67.  **Address: 2575 237<sup>th</sup> St.**  
**Square Footage: 31,962**  
Occupant: Nutrition Express  
**Available Space: N/A**  
Asking Rate: TBD  
Recent Transactions: N/A
68.  **Address: 2565 237<sup>th</sup> St.**  
**Square Footage: 36,604**  
Occupant: Aero Pneudraulics  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
69.  **Address: 2555 237<sup>th</sup> St.**  
**Square Footage: 25,180**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
70.  **Address: 2501-2545 237<sup>th</sup> St.**  
**Square Footage: 154,932**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: \$1.60 G  
Recent Transactions: N/A

**KEY: RED= AVAILABLE**  
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# Torrance Airport Industrial Market Survey











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- |     |   |  |     |   |   |
|-----|---|--|-----|---|---|
| 71. |    | <b>Address: 2780-2788 237<sup>th</sup> St.</b><br><b>Square Footage: 30,000</b><br>Occupant: Alpinestars<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A              | 76. |    | <b>Address: 2550-2560 237<sup>th</sup> St.</b><br><b>Square Footage: 21,457</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A          |
| 72. |    | <b>Address: 2690 237<sup>th</sup> St.</b><br><b>Square Footage: 12,192</b><br>Occupant: IAI<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                           | 77. |    | <b>Address: 2540-2542 237<sup>th</sup> St.</b><br><b>Square Footage: 22,882</b><br>Occupant: Photo Service<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         |
| 73. |    | <b>Address: 2632 237<sup>th</sup> Ave.</b><br><b>Square Footage: 35,417</b><br>Occupant: California Water Service Co.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 78. |    | <b>Address: 2530 237<sup>th</sup> St.</b><br><b>Square Footage: 16,259</b><br>Occupant: Jo's Candies<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A               |
| 74. |   | <b>Address: 2580 237<sup>th</sup> St.</b><br><b>Square Footage: 33,710</b><br>Occupant: TBD<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                           | 79. |   | <b>Address: 2520 237<sup>th</sup> St.</b><br><b>Square Footage: 22,882</b><br>Occupant: Intelligent Optical System<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 75. |  | <b>Address: 2570 237<sup>th</sup> St.</b><br><b>Square Footage: 12,020</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                  | 80. |  | <b>Address: 23207 Early Ave.</b><br><b>Square Footage: 8,000</b><br>Occupant: Devico Construction<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>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

- |     |   |  |     |   |   |
|-----|---|--|-----|---|---|
| 81. |    | <b>Address: 23215 Early Ave.</b><br><b>Square Footage: 107,160</b><br>Occupant: Pelican Products<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                        | 86. |    | <b>Address: 3201 Lomita Blvd.</b><br><b>Square Footage: 261,690</b><br>Occupant: Honeywell<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A               |
| 82. |    | <b>Address: 3521-3555 Lomita Blvd.</b><br><b>Square Footage: 178,200</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: Leased 2/22 for \$1.60 G | 87. |    | <b>Address: 3131 Lomita Blvd.</b><br><b>Square Footage: 55,000</b><br>Occupant: Kepner Plastics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A          |
| 83. |    | <b>Address: 3431-3425 Lomita Blvd.</b><br><b>Square Footage: 28,311</b><br>Occupant: Micronova<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                          | 88. |    | <b>Address: 3109-3111 Lomita Blvd.</b><br><b>Square Footage: 62,521</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        |
| 84. |   | <b>Address: 3425 Lomita Blvd.</b><br><b>Square Footage: 27,600</b><br>Occupant: Quinstar<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                                | 89. |   | <b>Address: 3105 Lomita Blvd.</b><br><b>Square Footage: 29,884</b><br>Occupant: TMH<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                      |
| 85. |  | <b>Address: 3415 Lomita Blvd.</b><br><b>Square Footage: 33,629</b><br>Occupant: Pelican Products<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                        | 90. |  | <b>Address: 3011 Lomita Blvd.</b><br><b>Square Footage: 18,000</b><br>Occupant: Performance Paint & Body<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |

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# Torrance Airport Industrial Market Survey

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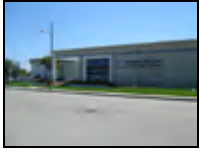

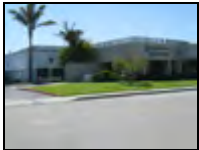
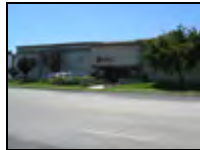
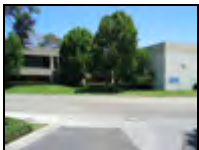
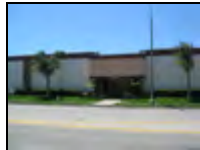
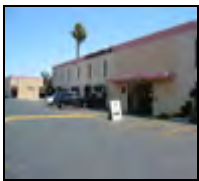

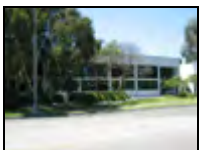

- |     |   |  |      |   |   |
|-----|---|--|------|---|---|
| 91. |    | <b>Address: 2827 Lomita Blvd.</b><br><b>Square Footage: 36,800</b><br>Occupant: Totex<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                         | 96.  |    | <b>Address: 2990 Lomita Blvd.</b><br><b>Square Footage: 33,197</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A   |
| 92. |    | <b>Address: 2911-2917 Lomita Blvd.</b><br><b>Square Footage: 42,421</b><br>Occupant: Junimseun Church of Kpca<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 97.  |    | <b>Address: 28305 Lomita Blvd.</b><br><b>Square Footage: 48,250</b><br>Occupant: MCE<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           |
| 93. |    | <b>Address: 2841 Lomita Blvd.</b><br><b>Square Footage: 71,346</b><br>Occupant: PLANNED OFFICE<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                | 98.  |    | <b>Address: 23911-23915 Garnier</b><br><b>Square Footage: 28,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 94. |   | <b>Address: 3000-3010 Lomita Blvd.</b><br><b>Square Footage: 248,390</b><br>Occupant: Alcoa<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions:                       | 99.  |   | <b>Address: 24015 Garnier</b><br><b>Square Footage: 42,579</b><br>Occupant: Quinstar<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           |
| 95. |  | <b>Address: 3050 Lomita Blvd.</b><br><b>Square Footage: 71,496</b><br>Occupant: Multi-tenant<br><b>Available Space: 10,412</b><br>Asking Rate: \$1.71 G<br>Recent Transactions: N/A          | 100. |  | <b>Address: 24215-225 Garnier</b><br><b>Square Footage: 77,520</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: \$1.50 N<br>Recent Transactions: N/A       |

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# Torrance Airport Industrial Market Survey








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RE/MAX Commercial (310)802-2545

- |      |   |   |      |   |  |
|------|---|---|------|---|--|
| 101. |    | <b>Address: 24120 Garnier</b><br><b>Square Footage: 65,940</b><br>Occupant: Pacific Sales<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 106. |    | <b>Address: 3720-3730 Skypark Dr.</b><br><b>Square Footage: 15,712</b><br>Occupant: Multi-Tenant<br><b>Available Space: 15,712</b><br>Asking Rate: N/A<br>Recent Transactions: Sold 11/21 for \$247.90 |
| 102. |    | <b>Address: 24310 Garnier</b><br><b>Square Footage: 32,780</b><br>Occupant: Aquatic Adventures<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A   | 107. |    | <b>Address: 3680 Skypark Dr.</b><br><b>Square Footage: 14,000</b><br>Occupant: LMT Motors<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                               |
| 103. |    | <b>Address: 24330 Garnier</b><br><b>Square Footage: 33,090</b><br>Occupant: Hori USA Inc<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         | 108. |    | <b>Address: 3640 Skypark Dr.</b><br><b>Square Footage: 15,985</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.20 G<br>Recent Transactions: N/A                        |
| 104. |   | <b>Address: 2675 Skypark Dr.</b><br><b>Square Footage: 54,424</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.80 G<br>Recent Transactions: N/A | 109. |   | <b>Address: 2600 Skypark Dr.</b><br><b>Square Footage: 200,000</b><br>Occupant: LISI<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                                    |
| 105. |  | <b>Address: 3740 Skypark Dr.</b><br><b>Square Footage: 8,640</b><br>Occupant: American Kusa<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      | 110. |  | <b>Address: 2540 Skypark Dr.</b><br><b>Square Footage: 30,000</b><br>Occupant: Studio West Gymnastics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                   |

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# Torrance Airport Industrial Market Survey

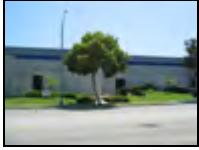
Prepared by: Jeffery A. Turek  
RE/MAX Commercial (310)802-2545

- |      |   |  |      |   |   |
|------|---|--|------|---|---|
| 111. |    | <b>Address: 2530 Skypark Dr.</b><br><b>Square Footage: 14,500</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                  | 116. |    | <b>Address: 23871-99 Madison St.</b><br><b>Square Footage: 28,500</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A  |
| 112. |    | <b>Address: 24701 Crenshaw Blvd.</b><br><b>Square Footage: 7,000</b><br>Occupant: Dasco<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A             | 117. |    | <b>Address: 23935 Madison St.</b><br><b>Square Footage: 20,408</b><br>Occupant: TK Services<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      |
| 113. |    | <b>Address: 24747 Crenshaw Blvd.</b><br><b>Square Footage: 44,000</b><br>Occupant: Dasco<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A            | 118. |    | <b>Address: 23840-70 Madison St.</b><br><b>Square Footage: 18,888</b><br>Occupancy: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 114. |   | <b>Address: 24751 Crenshaw Blvd.</b><br><b>Square Footage: 147,452</b><br>Occupant: South Bay Lexus<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 119. |   | <b>Address: 23880-98 Madison St.</b><br><b>Square Footage: 28,500</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A  |
| 115. |  | <b>Address: 23751-75 Madison St.</b><br><b>Square Footage: 33,012</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A     | 120. |  | <b>Address: 23930 Madison St.</b><br><b>Square Footage: 28,900</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A     |


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# Torrance Airport Industrial Market Survey

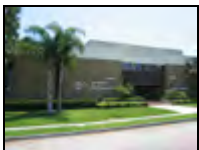
Prepared by: Jeffery A. Turek  
RE/MAX Commercial (310)802-2545


121.  **Address: 23950-70 Madison St.**  
**Square Footage: 22,184**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: Leased 9/21 for \$1.15 N


122.  **Address: 3665 240<sup>th</sup> St.**  
**Square Footage: 8,676**  
Occupant: KopyKake  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


123.  **Address: 3701 240<sup>th</sup> St.**  
**Square Footage: 15,000**  
Occupant: Kopykake  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

124.  **Address: 3737 240<sup>th</sup> St.**  
**Square Footage: 8,554**  
Occupant: Kopykake  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


125.  **Address: 23946-50 Hawthorne Blvd.**  
**Square Footage: 8,797**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

126.  **Address: 23870-90 Hawthorne Blvd.**  
**Square Footage: 17,300**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

127.  **Address: 23760-868 Hawthorne Blvd.**  
**Square Footage: 110,020**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: \$1.85 G  
Recent Transactions: N/A

128.  **Address: 23650 Hawthorne Blvd.**  
**Square Footage: 9,000**  
Occupant: One Stop Windows & Doors  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

129.  **Address: 2931 Airport Dr.**  
**Square Footage: 175,000**  
Occupant: Robinson Helicopter  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

130.  **Address: 2901 Airport Dr.**  
**Square Footage: 250,000**  
Occupant: Robinson Helicopter  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

**KEY: RED= AVAILABLE**  
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NORTH





# SECTION 4

**WEST TORRANCE**

[www.jeffturek.com](http://www.jeffturek.com)

# West Torrance Industrial Market Survey

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

- |    |   |  |     |   |   |
|----|---|--|-----|---|---|
| 1. |    | <b>Address: 20421 Earl St.</b><br><b>Square Footage: 10,000</b><br>Occupant: Universal Screw Products<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 6.  |    | <b>Address: 20501-20521 Earl St.</b><br><b>Square Footage: 45,600</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.35 N<br>Recent Transactions: N/A       |
| 2. |    | <b>Address: 20427 Earl St.</b><br><b>Square Footage: 10,529</b><br>Occupant: R & R Construction<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       | 7.  |    | <b>Address: 20555 Earl St.</b><br><b>Square Footage: 53,250</b><br>Occupant: Little Company of Mary<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        |
| 3. |    | <b>Address: 20433 Earl St.</b><br><b>Square Footage: 8,825</b><br>Occupant: Paragon Laboratories<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      | 8.  |    | <b>Address: 20603 Earl St.</b><br><b>Square Footage: 19,436</b><br>Occupant: Fischer Custom Communications<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 4. |   | <b>Address: 20439 Earl St.</b><br><b>Square Footage: 4,510</b><br>Occupant: Paragon Laboratories<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      | 9.  |   | <b>Address: 20621 Earl St.</b><br><b>Square Footage: 5,064</b><br>Occupant: Van Lingen Towing<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A              |
| 5. |  | <b>Address: 20445 Earl St.</b><br><b>Square Footage: 5,880</b><br>Occupant: Paragon Laboratories<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      | 10. |  | <b>Address: 20406 Earl St.</b><br><b>Square Footage: 11,229</b><br>Occupant: Multi-Tenant<br><b>Available Space: 11,229</b><br>Asking Rate: \$1.00 N<br>Recent Transactions: N/A          |

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## West Torrance Industrial Market Survey

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

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## West Torrance Industrial Market Survey

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- |     |   |  |     |   |  |
|-----|---|--|-----|---|--|
| 21. |    | <b>Address: 4025 Spencer St.</b><br><b>Square Footage: 41,120</b><br>Occupant: Multi-Tenant<br><b>Available Space: 10,614</b><br>Asking Rate: \$2.05-\$2.30 G<br>Recent Transactions: N/A                | 26. |    | <b>Address: 4100 190<sup>th</sup> St.</b><br><b>Square Footage: 363,574</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: TBD<br>Recent Transactions: N/A     |
| 22. |    | <b>Address: 4030-4050 Spencer St.</b><br><b>Square Footage: 61,992</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.65 G<br>Recent Transactions: N/A                     | 27. |    | <b>Address: 19500 Mariner Ave.</b><br><b>Square Footage: 91,691</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.22-\$1.33 G<br>Recent Transactions: N/A |
| 23. |    | <b>Address: 3830-3914 Del Amo Blvd.</b><br><b>Square Footage: 150,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: 3,755</b><br>Asking Rate: \$2.20 G<br>Recent Transactions: N/A                | 28. |    | <b>Address: 19601 Mariner Ave.</b><br><b>Square Footage: 22,791</b><br>Occupant: Healthcare Partners<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      |
| 24. |   | <b>Address: 4302-4310 190<sup>th</sup> St.</b><br><b>Square Footage: 108,239</b><br>Occupant: Mutli-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                | 29. |   | <b>Address: 19675 Mariner Ave.</b><br><b>Square Footage: 21,337</b><br>Occupant: Mano USA<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                 |
| 25. |  | <b>Address: 4240 190<sup>th</sup> St.</b><br><b>Square Footage: 307,487</b><br>Occupant: Mutli-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: Sold 12/21 for \$244.89 | 30. |  | <b>Address: 19801 Mariner Ave.</b><br><b>Square Footage: 14,929</b><br>Occupant: Paragon<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                  |


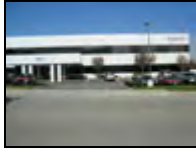








**KEY: RED= AVAILABLE**  
**BLUE= RECENT TRANSACTION**



## West Torrance Industrial Market Survey

Prepared by: Jeffery A. Turek

RE/MAX Commercial (310)802-2545

- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 31. |    | <b>Address: 19801-A Mariner Ave.</b><br><b>Square Footage: 12,000</b><br>Occupant: Gerber Ambulance Services<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 36. |    | <b>Address: 3501 Challenger St.</b><br><b>Square Footage: 37,414</b><br>Occupant: Sharp/Santec<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                     |
| 32. |    | <b>Address: 19951 Mariner Ave.</b><br><b>Square Footage: 86,309</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                | 37. |    | <b>Address: 3521 Challenger St.</b><br><b>Square Footage: 35,076</b><br>Occupant: Fera International Corp.<br><b>Available Space: 35,076</b><br>Asking Rate: \$1.10 N<br>Recent Transactions: N/A |
| 33. |    | <b>Address: 20000 Mariner Ave.</b><br><b>Square Footage: 67,021</b><br>Occupant: Mutli-Tenant<br><b>Available Space: 16,700</b><br>Asking Rate: \$1.40-\$1.65 N<br>Recent Transactions: N/A | 38. |    | <b>Address: 3541 Challenger St.</b><br><b>Square Footage: 28,006</b><br>Occupant: Paragon<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                          |
| 34. |   | <b>Address: 3520 Challenger St.</b><br><b>Square Footage: 49,336</b><br>Occupant: Bobit Business Media<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       | 39. |   | <b>Address: 19950 Mariner Ave.</b><br><b>Square Footage: 33,795</b><br>Occupant: Good Community Church<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions:                 |
| 35. |  | <b>Address: 3500 Challenger St.</b><br><b>Square Footage: 45,767</b><br>Occupant: Aurora<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                     | 40. |  | <b>Address: 19700 Mariner Ave.</b><br><b>Square Footage: 25,482</b><br>Occupant: JTB<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                               |

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## West Torrance Industrial Market Survey

Prepared by: Jeffery A. Turek

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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: N/A

Recent Transactions: N/A

43.



**Address: 3547-3555 Voyager Ct.**

**Square Footage: 62,462**

Occupant: Multi-Tenant

**Available Space: N/A**

Asking Rate: \$1.55

Recent Transactions: N/A

44.



**Address: 3535 Del Amo Blvd.**

**Footage: 30,576**

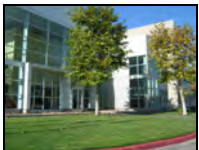
Occupant: Uchida of America Corp.

**Available Space: N/A**

Asking Rate: N/A

Recent Transactions: N/A

45.



**Address: 3401 Del Amo Blvd.**

**Square Footage: 79,652**

Occupant: Dimensions Company

**Available Space: N/A**

Asking Rate: N/A

Recent Transactions: N/A

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





190th St.

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Marrona Ave.

Del Amo Ave.

Hawthorne Blvd.

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# SECTION 5

**SANTA FE TRACT/US STEEL PARK**

[www.jeffturek.com](http://www.jeffturek.com)

## Santa Fe Track/US Steel Park


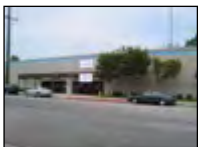


Prepared by: Jeffery A. Turek  
RE/MAX Commercial (310)802-2545

- |    |   |  |     |   |  |
|----|---|--|-----|---|--|
| 1. |    | <b>Address: 20608 Madrona Ave.</b><br><b>Square Footage: 62,261</b><br>Occupant: Marshall Electronics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 6.  |    | <b>Address: 387-389 Maple Ave.</b><br><b>Square Footage: 17,982</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                |
| 2. |    | <b>Address: 325 Maple Ave.</b><br><b>Square Footage: 47,740</b><br>Occupant: Compex<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                   | 7.  |    | <b>Address: 445 Maple Ave.</b><br><b>Square Footage: 15,251</b><br>Occupant: US Hybrid<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A              |
| 3. |    | <b>Address: 335-355 Maple Ave.</b><br><b>Square Footage: 19,200</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         | 8.  |    | <b>Address: 455 Maple Ave.</b><br><b>Square Footage: 20,400</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    |
| 4. |   | <b>Address: 365 Maple Ave.</b><br><b>Square Footage: 19,200</b><br>Occupant: Polypeptide<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A              | 9.  |   | <b>Address: 505 Maple Ave.</b><br><b>Square Footage: 50,000</b><br>Occupant: SCE<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    |
| 5. |  | <b>Address: 375 Maple Ave.</b><br><b>Square Footage: 18,032</b><br>Occupant: Anza Rents<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A               | 10. |  | <b>Address: 525 Maple Ave.</b><br><b>Square Footage: 139,934</b><br>Occupant: Wekerle Cosmetics<br><b>Available Space: N/A</b><br>Asking Rate: \$.90 G<br>Recent Transactions: N/A |

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## Santa Fe Track/US Steel Park











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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 11. |    | <b>Address: 600-660 Maple Ave.</b><br><b>Square Footage: 56,064</b><br>Occupant: Multi-Tenant<br><b>Available Space: 10,080</b><br>Asking Rate: \$1.71 G<br>Recent Transactions: N/A          | 16. |    | <b>Address: 2945 Columbia St.</b><br><b>Square Footage: 28,400</b><br>Occupant: Quality Service Trucking<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 12. |    | <b>Address: 540 Maple Ave.</b><br><b>Square Footage: 73,000</b><br>Occupant: South Coast Soccer City<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           | 17. |    | <b>Address: 2955 Columbia St.</b><br><b>Square Footage: 23,007</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                      |
| 13. |    | <b>Address: 340-360 Maple Ave.</b><br><b>Square Footage: 18,940</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                  | 18. |    | <b>Address: 2925-2935 Columbia St.</b><br><b>Square Footage: 55,000</b><br>Occupant: Multi-tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        |
| 14. |   | <b>Address: 306-326 Maple Ave.</b><br><b>Square Footage: 15,465</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.40 G<br>Recent Transactions: N/A             | 19. |   | <b>Address: 2835 Columbia St.</b><br><b>Square Footage: 52,334</b><br>Occupant: Celestron<br><b>Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: Sold 9/21 for \$221.75       |
| 15. |  | <b>Address: 2750-2909 Oregon Ct.</b><br><b>Square Footage: 159,132</b><br>Occupant: Multi-Tenant<br><b>Available Space: 9,200</b><br>Asking Rate: \$1.45-\$1.60 G<br>Recent Transactions: N/A | 20. |  | <b>Address: 2988 Columbia St., Unit A1</b><br><b>Square Footage: 7,265</b><br>Occupant: Traveler's Club<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A  |

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## Santa Fe Track/US Steel Park

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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 21. |    | <b>Address: 2950 Columbia St., Unit A2</b><br><b>Square Footage: 6,815</b><br>Occupant: Asahi Ryukuken<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                 | 26. |    | <b>Address: 2848 Columbia St., Unit A7</b><br><b>Square Footage: 5,915</b><br>Occupant: Goodnews Corporation<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           |
| 22. |    | <b>Address: 2942 Columbia St., Unit A3</b><br><b>Square Footage: 6,815</b><br>Occupant: Richardson Kontogouris Emerson<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 27. |    | <b>Address: 2808 Columbia St., Unit A8</b><br><b>Square Footage: 4,400</b><br>Occupant: PI<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: Sold 10/21 for \$518.18         |
| 23. |    | <b>Address: 2904 Columbia St., Unit A4</b><br><b>Square Footage: 6,365</b><br>Occupant: Cheng-Ta Holdings<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A              | 28. |    | <b>Address: 2980 Columbia St., Unit B1</b><br><b>Square Footage: 8,260</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                            |
| 24. |   | <b>Address: 2894 Columbia St., Unit A5</b><br><b>Square Footage: 6,365</b><br>Occupant: Armin Azad<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                     | 29. |   | <b>Address: 2958 Columbia St., Unit B2</b><br><b>Square Footage: 7,720</b><br>Occupant: Lighthouse<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                     |
| 25. |  | <b>Address: 2856 Columbia St., Unit A6</b><br><b>Square Footage: 6,667</b><br>Occupant: Stanasam LLC<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                   | 30. |  | <b>Address: 2936 Columbia St., Unit B3</b><br><b>Square Footage: 7,720</b><br>Occupant: Pacific Century Custom Service<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |

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## Santa Fe Track/US Steel Park

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- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 31. |    | <b>Address: 2912 Columbia St., Unit B4</b><br><b>Square Footage: 7,180</b><br>Occupant: 2912 Columbia Street, LLC<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A  | 36. |    | <b>Address: 2972 Columbia St., Unit C1</b><br><b>Square Footage: 7,670</b><br>Occupant: Gacha World<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A     |
| 32. |    | <b>Address: 2886 Columbia St., Unit B5</b><br><b>Square Footage: 7,180</b><br>Occupant: TCW Realty<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                 | 37. |    | <b>Address: 2964 Columbia St., Unit C2</b><br><b>Square Footage: 7,075</b><br>Occupant: XYZ Bikes<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       |
| 33. |    | <b>Address: 2862 Columbia St., Unit B6</b><br><b>Square Footage: 7,565</b><br>Occupant: Momentum Engineering Group<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 38. |    | <b>Address: 2928 Columbia St., Unit C3</b><br><b>Square Footage: 7,135</b><br>Occupant: Han Chen<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        |
| 34. |   | <b>Address: 2840 Columbia St., Unit B7</b><br><b>Square Footage: 6,640</b><br>Occupant: Hondata<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    | 39. |   | <b>Address: 2920 Columbia St., Unit C4</b><br><b>Square Footage: 6,480</b><br>Occupant: Cyrogenic Group<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 35. |  | <b>Address: 2816 Columbia St., Unit B8</b><br><b>Square Footage: 6,756</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                        | 40. |  | <b>Address: 2878 Columbia St., Unit C5</b><br><b>Square Footage: 6,480</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A             |

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## Santa Fe Track/US Steel Park

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41.



**Address: 2870 Columbia St., Unit C6**  
**Square Footage: 8,010**  
Occupant: Cynan Technologies  
**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.



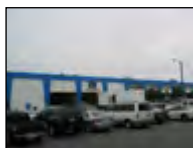
**Address: 2824 Columbia St., Unit C8**  
**Square Footage: 5,885**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

44.



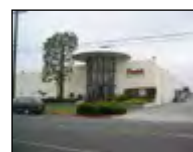
**Address: 2920 Columbia St.**  
**Square Footage: 91,906**  
Occupant: Rapiscan  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

45.



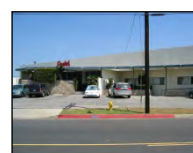
**Address: 2610-2660 Columbia St.**  
**Square Footage: 99,955**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: Leased 8/21 for \$1.25 N

46.



**Address: 2815 Columbia St.**  
**Square Footage: 46,014**  
Occupant: Pentel  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

47.



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

48.



**Address: 414 Alaska Ave.**  
**Square Footage: 38,775**  
Occupant: FA Systems Inc  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

49.



**Address: 433 Alaska Ave.**  
**Square Footage: 8,125**  
Occupant: TBD  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

50.










**Address: 436-438 Alaska Ave.**  
**Square Footage: 22,534**  
Occupant: Multi-tenant  
**Available Space: N/A**  
Asking Rate: \$1.10 N  
Recent Transactions: N/A

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











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RE/MAX Commercial (310)802-2545

- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 51. |    | <b>Address: 444 Alaska Ave.</b><br><b>Square Footage: 25,125</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    | 56. |    | <b>Address: 570 Alaska Ave.</b><br><b>Square Footage: 30,492</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                           |
| 52. |    | <b>Address: 450 Alaska Ave.</b><br><b>Square Footage: 12,000</b><br>Occupant: De Lorenzo Marble<br><b>Available Space: N/A</b><br>Asking Rate: \$1.75 G<br>Recent Transactions: N/A | 57. |    | <b>Address: 640 Alaska Ave.</b><br><b>Square Footage: 100,000</b><br>Occupant: Vought Aircraft<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A              |
| 53. |    | <b>Address: 490-500 Alaska Ave.</b><br><b>Square Footage: 31,095</b><br>Occupant: Classic Tents<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      | 58. |    | <b>Address: 625 Alaska Ave.</b><br><b>Square Footage: 65,519</b><br>Occupant: Western Psychological Testing<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 54. |   | <b>Address: 475 Alaska Ave.</b><br><b>Square Footage: 83,828</b><br>Occupant: Celestron<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A              | 59. |   | <b>Address: 2535 Maricopa Ave.</b><br><b>Square Footage: 82,162</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                        |
| 55. |  | <b>Address: 530 Alaska Ave.</b><br><b>Square Footage: 38,020</b><br>Occupant: Prestige Too<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           | 60. |  | <b>Address: 2645 Maricopa Ave.</b><br><b>Square Footage: 82,162</b><br>Occupant: Products Engineering<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       |

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











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- |     |   |  |     |   |  |
|-----|---|--|-----|---|--|
| 61. |    | <b>Address: 2727 Maricopa Ave.</b><br><b>Square Footage: 125,000</b><br>Occupant: Centinela Pets<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    | 66. |    | <b>Address: 2925-2929 California St.</b><br><b>Square Footage: 150,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A  |
| 62. |    | <b>Address: 605-655 Hawaii Ave.</b><br><b>Square Footage: 35,956</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.45 G<br>Recent Transactions: N/A | 67. |    | <b>Address: 2740 California St.</b><br><b>Square Footage: 24,780</b><br>Occupant: Blue Robotics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       |
| 63. |    | <b>Address: 540 Hawaii Ave.</b><br><b>Square Footage: 56,400</b><br>Occupant: Choura Events<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         | 68. |    | <b>Address: 2700 California St.</b><br><b>Square Footage: 134,816</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: TBD<br>Recent Transactions: N/A                |
| 64. |   | <b>Address: 2830-2860 California St.</b><br><b>Square Footage: 87,363</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 69. |   | <b>Address: 18500 Crenshaw Blvd.</b><br><b>Square Footage: 155,099</b><br>Occupant: George P. Johnson<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 65. |  | <b>Address: 2931 California St.</b><br><b>Square Footage: 100,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A     | 70. |  | <b>Address: 18600-732 Crenshaw Bl.</b><br><b>Square Footage: 196,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: 12,195</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |

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## Santa Fe Track/US Steel Park


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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 71. |    | <b>Address: 350-390 Crenshaw Blvd.</b><br><b>Square Footage: 147,220</b><br>Occupant: Multi-Tenant<br><b>Available Space: 2,521</b><br>Asking Rate: \$1.75 G<br>Recent Transactions: N/A    | 76. |    | <b>Address: 2320-2330 205<sup>th</sup> St.</b><br><b>Square Footage: 16,904</b><br>Occupant: Phenomenex<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      |
| 72. |    | <b>Address: 2444 205<sup>th</sup> Street</b><br><b>Square Footage: 66,609</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.60 N<br>Recent Transactions: N/A | 77. |    | <b>Address: 2310 205<sup>th</sup> St.</b><br><b>Square Footage: 6,990</b><br>Occupant: PVP Communications<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    |
| 73. |    | <b>Address: 2360 205<sup>th</sup> St.</b><br><b>Square Footage: 5,990</b><br>Occupant: DC & G, CO.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           | 78. |    | <b>Address: 2300 205<sup>th</sup> St.</b><br><b>Square Footage: 5,990</b><br>Occupant: Empire Transport<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      |
| 74. |   | <b>Address: 2350 205<sup>th</sup> St.</b><br><b>Square Footage: 5,990</b><br>Occupant: Guardian Group<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 79. |   | <b>Address: 2271 205<sup>th</sup> St.</b><br><b>Square Footage: 112,005</b><br>Occupant: Multi-Tenant<br><b>Available Space: 2,668</b><br>Asking Rate: \$1.75 G<br>Recent Transactions: N/A |
| 75. |  | <b>Address: 2340 205<sup>th</sup> St.</b><br><b>Square Footage: 13,700</b><br>Occupant: Beranek, Inc.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 80. |  | <b>Address: 370-390 Amapola Ave.</b><br><b>Square Footage: 96,279</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.30 G<br>Recent Transactions: N/A         |

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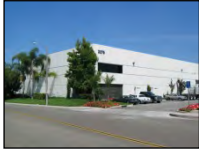
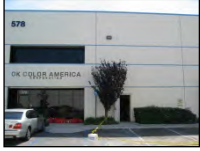





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|-----|---|--|-----|---|---|
| 81. |    | <b>Address: 401 Amapola Ave.</b><br><b>Square Footage: 12,505</b><br>Occupant: Showa<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 86. |    | <b>Address: 438 Amapola Ave.</b><br><b>Square Footage: 24,962</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.75 G<br>Recent Transactions: N/A |
| 82. |    | <b>Address: 411 Amapola Ave.</b><br><b>Square Footage: 6,833</b><br>Occupant: Pharos<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 87. |    | <b>Address: 468 Amapola Ave.</b><br><b>Square Footage: 10,306</b><br>Occupant: Sanyo Denki<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       |
| 83. |    | <b>Address: 421 Amapola Ave.</b><br><b>Square Footage: 6,833</b><br>Occupant: Phenomenex<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    | 88. |    | <b>Address: 501 Amapola Ave.</b><br><b>Square Footage: 35,582</b><br>Occupant: GPS<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A               |
| 84. |   | <b>Address: 431 Amapola Ave.</b><br><b>Square Footage: 11,300</b><br>Occupant: Phenomenex<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A   | 89. |   | <b>Address: 478 Amapola Ave.</b><br><b>Square Footage: 12,881</b><br>Occupant: Sanyo Denki<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       |
| 85. |  | <b>Address: 406 Amapola Ave.</b><br><b>Square Footage: 19,681</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 90. |  | <b>Address: 488 Amapola Ave.</b><br><b>Square Footage: 9,750</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                |

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## Santa Fe Track/US Steel Park











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|-----|---|--|------|---|---|
| 91. |    | <b>Address: 558 Amapola Ave.</b><br><b>Square Footage: 7,586</b><br>Occupant: Solcom, Inc.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      | 96.  |    | <b>Address: 2255 Dominguez Way</b><br><b>Square Footage: 11,145</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: \$1.61 G<br>Recent Transactions: Leased 3/22 for \$1.61 N |
| 92. |    | <b>Address: 568 Amapola Ave.</b><br><b>Square Footage: 10,833</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A              | 97.  |    | <b>Address: 2275 Dominguez Way</b><br><b>Square Footage: 11,430</b><br>Occupant: Conesys<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                       |
| 93. |    | <b>Address: 578 Amapola Ave.</b><br><b>Square Footage: 10,102</b><br>Occupant: OK Color America<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 98.  |    | <b>Address: 2301 Dominguez Way</b><br><b>Square Footage: 42,469</b><br>Occupant: Edelbrock<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                     |
| 94. |   | <b>Address: 588 Amapola Ave.</b><br><b>Square Footage: 10,987</b><br>Occupant: Conesys<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A          | 99.  |   | <b>Address: 548 Amapola Ave.</b><br><b>Square Footage: 12,633</b><br>Occupant: Conesys<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                         |
| 95. |  | <b>Address: 2225 Dominguez Way</b><br><b>Square Footage: 10,985</b><br>Occupant: Conesys<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 100. |  | <b>Address: 518 Amapola Ave.</b><br><b>Square Footage: 12,531</b><br>Occupant: Conesys<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                         |

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|------|---|--|------|---|---|
| 101. |    | <b>Address: 538 Amapola Ave.</b><br><b>Square Footage: 11,821</b><br>Occupant: Conesys<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A          | 106. |    | <b>Address: 2335 208<sup>th</sup> St.</b><br><b>Square Footage: 38,160</b><br>Occupant: TBD<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                      |
| 102. |    | <b>Address: 508 Amapola Ave.</b><br><b>Square Footage: 10,901</b><br>Occupant: Conesys<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A          | 107. |    | <b>Address: 431 Madrid Ave.</b><br><b>Square Footage: 18,162</b><br>Occupant: Rock-Ola<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                           |
| 103. |    | <b>Address: 528 Amapola Ave.</b><br><b>Square Footage: 12,355</b><br>Occupant: DBL Inc.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         | 108. |    | <b>Address: 411 Madrid Ave.</b><br><b>Square Footage: 13,832</b><br>Occupant: Phenomenex<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                         |
| 104. |   | <b>Address: 2200-30 Amapola Ct.</b><br><b>Square Footage: 28,067</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A  | 109. |   | <b>Address: 410 Madrid Ave.</b><br><b>Square Footage: 10,932</b><br>Occupant: Phenomenex<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                         |
| 105. |  | <b>Address: 2280 208<sup>th</sup> St.</b><br><b>Square Footage: 25,000</b><br>Occupant: Conesys<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 110. |  | <b>Address: 430 Madrid Ave.</b><br><b>Square Footage: 16,810</b><br>Occupant: Civil Clothing<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: Sold 11/21 for \$309.34 |

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|-------|---|--|------|---|--|
| 111.  |    | <b>Address: 510 Madrid Ave.</b><br><b>Square Footage: 65,398</b><br>Occupant: Nutri-Bon<br><b>Available Space: 65,398</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    | 115. |    | <b>Address: 2140-90 190<sup>th</sup> St.</b><br><b>Square Footage: 275,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: 4,800</b><br>Asking Rate: \$1.75 G<br>Recent Transactions: N/A |
| 112.  |    | <b>Address: 570 Madrid Ave.</b><br><b>Square Footage: 11,888</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    | 116. |    | <b>Address: 19145 Gramercy Pl.</b><br><b>Square Footage: 102,279</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                           |
| 113.  |    | <b>Address: 580-90 Madrid Ave.</b><br><b>Square Footage: 20,400</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 117. |    | <b>Address: 19475 Gramercy Pl.</b><br><b>Square Footage: 47,712</b><br>Occupant: Mycom<br><b>Available Space: 47,712</b><br>Asking Rate: \$1.75 N<br>Recent Transactions: N/A                  |
| 114a. |   | <b>Address: 538 Crenshaw Blvd.</b><br><b>Square Footage: 173,361</b><br>Occupant: Nutri Bon<br><b>Available Space: N/A</b><br>Asking Rate: TBD<br>Recent Transactions: N/A   | 118. |   | <b>Address: 19600-88 Van Ness Av.</b><br><b>Square Footage: 177,372</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A               |
| 114b. |  | <b>Address: 588 Crenshaw Blvd.</b><br><b>Square Footage: 265,418</b><br>Occupant: Loreal<br><b>Available Space: N/A</b><br>Asking Rate: \$1.07 N<br>Recent Transactions: N/A | 119. |  | <b>Address: 19800-888 Van Ness Av.</b><br><b>Square Footage: 119,803</b><br>Occupant: Conesys<br><b>Available Space: N/A</b><br>Asking Rate: \$1.04 G<br>Recent Transactions: N/A              |

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|------|---|---|------|---|---|
| 120. |    | <b>Address: 19900-88 Van Ness Av.</b><br><b>Square Footage: 206,055</b><br>Occupant: Funai<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                   | 125. |    | <b>Address: 2201-2203 Dominguez Way</b><br><b>Square Footage: 72,000</b><br>Occupant: N/A<br><b>Available Space: 18,000</b><br>Asking Rate: \$1.04 G<br>Recent Transactions: N/A        |
| 121. |    | <b>Address: 19700-88 Van Ness Av.</b><br><b>Square Footage: 670,305</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A            | 126. |    | <b>Address: 2137 Dominguez Way</b><br><b>Square Footage: 36,000</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                     |
| 122. |    | <b>Address: 357-385 Van Ness Av.</b><br><b>Square Footage: 327,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.60-\$2.05 G<br>Recent Transactions: N/A | 127. |    | <b>Address: 2027 Harpers Way</b><br><b>Square Footage: 560,000</b><br>Occupant: Virco<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    |
| 123. |   | <b>Address: 401 Van Ness Av.</b><br><b>Square Footage: 100,000</b><br>Occupant: US Gypsum<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    | 128. |   | <b>Address: 1865-1963 Del Amo Blvd.</b><br><b>Square Footage: 61,800</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       |
| 124. |  | <b>Address: 501-555 Van Ness Av.</b><br><b>Square Footage: 210,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A             | 129. |  | <b>Address: 1855 Del Amo Blvd.</b><br><b>Square Footage: 9,839</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: Leased 2/22 for \$1.95 G |

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|------|---|--|------|---|--|
| 130. |    | <b>Address: 1801 Del Amo Blvd.</b><br><b>Square Footage: 6,700</b><br>Occupant: Hermach Machine<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A               | 135. |    | <b>Address: 20655-675 Western Av.</b><br><b>Square Footage: 129,200</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 131. |    | <b>Address: 1725 Del Amo Blvd.</b><br><b>Square Footage: 7,317</b><br>Occupant: Lucy Ann<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                      | 136. |    | <b>Address: 20775 Western Av.</b><br><b>Square Footage: 22,918</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      |
| 132. |    | <b>Address: 20291 Western Av.</b><br><b>Square Footage: 6,419</b><br>Occupant: Innovative Packaging Solutions<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 137. |    | <b>Address: 20817-19 Western Av.</b><br><b>Square Footage: 7,034</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    |
| 133. |   | <b>Address: 20307-17 Western Av.</b><br><b>Square Footage: 26,219</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A               | 138. |   | <b>Address: 20905-07 Western Av.</b><br><b>Square Footage: 7,300</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    |
| 134. |  | <b>Address: 20333-437 Western Av.</b><br><b>Square Footage: 74,276</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A              | 139. |  | <b>Address: 20909-11 Western Av.</b><br><b>Square Footage: 7,300</b><br>Occupant: Asano Taiko US<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A  |

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|------|---|--|------|---|--|
| 140. |    | <b>Address: 20915-17 Western Av.</b><br><b>Square Footage: 7,034</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    | 145. |    | <b>Address: 20815 Higgins Ct.</b><br><b>Square Footage: 29,021</b><br>Occupant: Threebond<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A             |
| 141. |    | <b>Address: 20916 Higgins Ct.</b><br><b>Square Footage: 6,100</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                                | 146. |    | <b>Address: 20816-18 Higgins Ct.</b><br><b>Square Footage: 7,034</b><br>Occupant: King Medical Supply<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 142. |    | <b>Address: 20917 Higgins Ct.</b><br><b>Square Footage: 30,760</b><br>Occupant: Vector USA<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                        | 147. |    | <b>Address: 20807-09 Higgins Ct.</b><br><b>Square Footage: 8,048</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        |
| 143. |   | <b>Address: 20908-10 Higgins Ct.</b><br><b>Square Footage: 7,300</b><br>Occupant: Peptisynthia Inc.<br><b>Available Space: N/A</b><br>Asking Rate: \$1.00 G<br>Recent Transactions: N/A          | 148. |   | <b>Address: 20801-03 Higgins Ct.</b><br><b>Square Footage: 8,064</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        |
| 144. |  | <b>Address: 20904-06 Higgins Ct.</b><br><b>Square Footage: 7,034</b><br>Occupant: Multi-tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: Sold 9/21 for \$307.08 | 149. |  | <b>Address: 1805 208<sup>th</sup> St.</b><br><b>Square Footage: 8,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>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

- |      |   |   |      |   |  |
|------|---|---|------|---|--|
| 150. |    | <b>Address: 1827 208<sup>th</sup> St.</b><br><b>Square Footage: 26,500</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 155. |    | <b>Address: 20525 Manhattan Pl.</b><br><b>Square Footage: 11,850</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                       |
| 151. |    | <b>Address: 1830 208<sup>th</sup> St.</b><br><b>Square Footage: 6,800</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           | 156. |    | <b>Address: 1830 205<sup>th</sup> St.</b><br><b>Square Footage: 31,505</b><br>Occupant: I-Logistics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         |
| 152. |    | <b>Address: 1840 208<sup>th</sup> St.</b><br><b>Square Footage: 7,281</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           | 157. |    | <b>Address: 1815 205<sup>th</sup> St.</b><br><b>Square Footage: 56,177</b><br>Occupant: Multi-Tenant<br><b>Available Space: 1,550</b><br>Asking Rate: \$2.20 G<br>Recent Transactions: N/A |
| 153. |   | <b>Address: 20701 Manhattan Pl.</b><br><b>Square Footage: 35,089</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       | 158. |   | <b>Address: 1835-45 205<sup>th</sup> St.</b><br><b>Square Footage: 85,125</b><br>Occupant: Multi-Tenant<br><b>Available Space: 85,125</b><br>Asking Rate: TBD<br>Recent Transactions: N/A  |
| 154. |  | <b>Address: 20675 Manhattan Pl.</b><br><b>Square Footage: 98,000</b><br>Occupant: Trendnet<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           | 159. |  | <b>Address: 1840 205<sup>th</sup> St.</b><br><b>Square Footage: 8,200</b><br>Occupant: Viper Technologies<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A   |

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## Santa Fe Track/US Steel Park

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- |      |   |   |      |   |  |
|------|---|---|------|---|--|
| 160. |    | <b>Address: 1850 205<sup>th</sup> St.</b><br><b>Square Footage: 21,100</b><br>Occupant: Luminate<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A     | 165. |    | <b>Address: 20460 Gramercy Pl.</b><br><b>Square Footage: 8,001</b><br>Occupant: Medicoool<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A             |
| 161. |    | <b>Address: 1860 205<sup>th</sup> St.</b><br><b>Square Footage: 8,200</b><br>Occupant: US Tool Group<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 166. |    | <b>Address: 20435-45 Gramercy Pl.</b><br><b>Square Footage: 35,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.70 G<br>Recent Transactions: N/A |
| 162. |    | <b>Address: 20600 Gramercy Pl.</b><br><b>Square Footage: 67,434</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 167. |    | <b>Address: 20410 Gramercy Pl.</b><br><b>Square Footage: 11,200</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: \$1.60 G<br>Recent Transactions: N/A             |
| 163. |   | <b>Address: 1901 Harpers Way</b><br><b>Square Footage: 39,961</b><br>Occupant: Insulation Supply Co.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 168. |   | <b>Address: 20380 Gramercy Pl.</b><br><b>Square Footage: 6,165</b><br>Occupant: Hairdreams<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A            |
| 164. |  | <b>Address: 20526 Gramercy Pl.</b><br><b>Square Footage: 11,000</b><br>Occupant: Ewing<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A               | 169. |  | <b>Address: 20360 Gramercy Pl.</b><br><b>Square Footage: 6,165</b><br>Occupant: Larry Palmer<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A          |

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## Santa Fe Track/US Steel Park

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RE/MAX Commercial (310)802-2545

170.



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

175.



**Address: 1867 Western Way**  
**Square Footage: 9,648**  
Occupant: Parcel Pro  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

171.



**Address: 20001 Western Av.**  
**Square Footage: 25,245**  
Occupant: Dreamgear  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

176.



**Address: 1843 Western Way**  
**Square Footage: 10,161**  
Occupant: Priority Mailing  
**Available Space: N/A**  
Asking Rate: \$1.35 G  
Recent Transactions: N/A

172.



**Address: 1855 Western Way**  
**Square Footage: 12,012**  
Occupant: AT & T  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

177.



**Address: 1873 Western Way**  
**Square Footage: 7,704**  
Occupant: Continental Dental  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

173.



**Address: 1861 Western Way**  
**Square Footage: 12,984**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

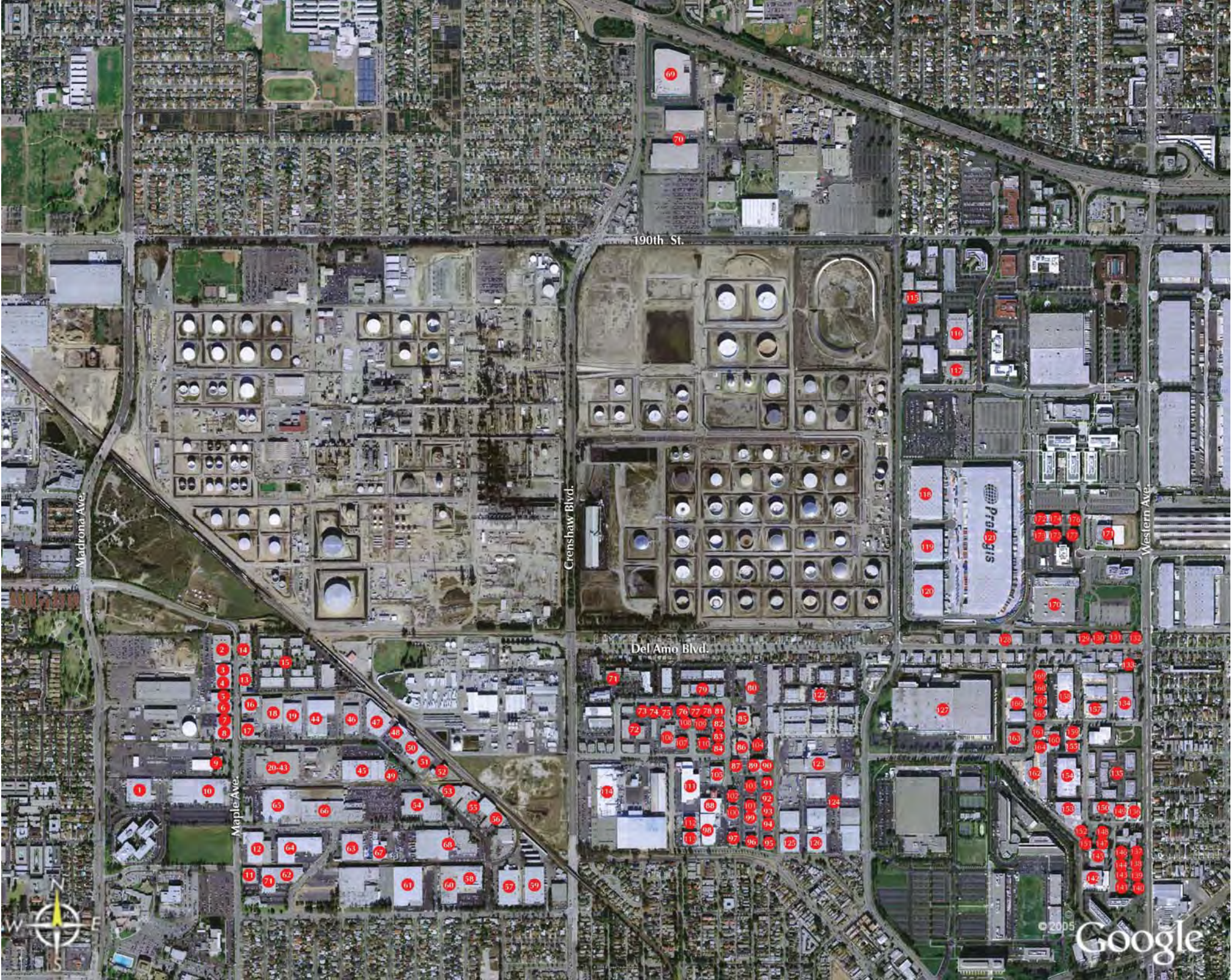
174.



**Address: 1849 Western Way**  
**Square Footage: 9,648**  
Occupant: Tanabe Racing  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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190th St.

Crenshaw Blvd.

Del Amo Blvd.

Western Ave.

Maple Ave.