



# **CITY OF TORRANCE INDUSTRIAL MARKET**

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

**End of 1<sup>st</sup> Quarter 2018**

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# SECTION 1

## RECENT TORRANCE TRANSACTIONS

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## **RECENT TORRANCE TRANSACTIONS**

### **SOLD**

|                        |                    |              |
|------------------------|--------------------|--------------|
| 3401 Del Amo Boulevard | 79,652 Square Feet | \$194.80 PSF |
| 3171 Fujita Street     | 25,231 Square Feet | \$225.91 PSF |
| 436-438 Alaska Avenue  | 22,360 Square Feet | \$207.89 PSF |
| 568 Amapola Avenue     | 10,833 Square Feet | \$335.00 PSF |
| 3420 Kashiwa Street    | 10,433 Square Feet | \$177.32 PSF |
| 2870 Columbia Street   | 8,010 Square Feet  | \$221.85 PSF |

### **LEASED**

|                                    |                     |              |
|------------------------------------|---------------------|--------------|
| 4240 West 190 <sup>th</sup> Street | 156,827 Square Feet | \$0.60 PSF N |
| 525 Maple Avenue                   | 139,934 Square Feet | \$0.77 PSF N |
| 540 Maple Avenue                   | 73,000 Square Feet  | \$0.71 PSF N |
| 20608 Madrona Avenue               | 66,261 Square Feet  | \$0.72 PSF N |
| 540 Hawaii Avenue                  | 56,400 Square Feet  | \$0.55 PSF N |
| 4306 190 <sup>TH</sup> Street      | 39,247 Square Feet  | \$0.65 PSF N |
| 24310 Garnier Street               | 33,253 Square Feet  | \$0.75 PSF G |
| 2827 Lomita Boulevard              | 27,100 Square Feet  | \$0.78 PSF N |
| 23935 Madison Street               | 20,408 Square Feet  | \$0.88 PSF G |
| 4310 190 <sup>th</sup> Street      | 19,620 Square Feet  | \$1.15 PSF N |
| 3102 Kashiwa Street                | 11,500 Square Feet  | \$0.93 PSF N |
| 3056 Lomita Boulevard              | 10,644 Square Feet  | \$0.86 PSF G |
| 660 Maple Avenue                   | 10,080 Square Feet  | \$1.00 PSF G |
| 1855 Del Amo Boulevard             | 9,960 Square Feet   | \$1.25 PSF G |
| 605 Hawaii Avenue                  | 6,458 Square Feet   | \$1.05 PSF G |
| 2750-2908 Oregon Court             | 5,770 Square Feet   | \$1.20 PSF G |



# SECTION 2

**RESULTS UPDATE**

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## SELECTED LIST OF COMPLETED TRANSACTIONS

### BY JEFFERY A. TUREK (310) 802-2545

| <u>Landlord/Seller</u>           | <u>Tenant/Buyer</u>                 | <u>Size (SF)</u> | <u>Type</u> | <u>Property Address</u>     |
|----------------------------------|-------------------------------------|------------------|-------------|-----------------------------|
| 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 |
| 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          |
| Morning Glow Inc.                | El Mar Plastics Inc.                | 27,098           | Lease       | 109 West 134th Street       |



## SELECTED LIST OF COMPLETED TRANSACTIONS

### BY JEFFERY A. TUREK (310) 802-2545

| <u>Landlord/Seller</u>         | <u>Tenant/Buyer</u>            | <u>Size (SF)</u> | <u>Type</u> | <u>Property Address</u>      |
|--------------------------------|--------------------------------|------------------|-------------|------------------------------|
| 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              |
| Bristol Industrial I           | Impaxx Western Packaging Group | 24,000           | Lease       | 1360 West Walnut Parkway     |
| Fullerton South LLC            | Altura Communications          | 23,735           | Lease       | 1335 South Acacia Avenue     |
| 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 Normandie LLC            | IRTRONIX                       | 20,197           | Lease       | 20900 Normandie 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       |
| Stauffer Trust                 | RESCO 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       |
| RAR2-Carson Industrial         | Lurline Bay LLC                | 15,835           | Lease       | 20435 Tillman Avenue         |
| 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     |



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| <u>Landlord/Seller</u>   | <u>Tenant/Buyer</u>                  | <u>Size (SF)</u> | <u>Type</u> | <u>Property Address</u>        |
|--------------------------|--------------------------------------|------------------|-------------|--------------------------------|
| Karim Motjehedi          | Anheuser Busch                       | 15,194           | Lease       | 2082 East Gladwick Street      |
| Karim Motjehedi          | Disaster Restoration Inc.            | 15,194           | Lease       | 2082 East Gladwick 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              |
| NextiraOne               | Bam Bam Designs                      | 14,000           | Lease       | 3020 Red Hat Lane              |
| Reven LLC                | AI 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            |
| 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                |
| Alex & Andrea Guttman    | Perfect Fit West                     | 11,129           | Lease       | 9088 Rosecrans Avenue          |
| Modern Knit Trim         | Santec Inc.                          | 11,000           | Lease       | 13921 South Figueroa Street    |
| 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        |
| Elias Awad               | Pacific West Towing                  | 10,488           | Lease       | 1808 Mahalo Place              |
| Carol Dittmer            | Dune Ceramics                        | 10,442           | Lease       | 1410 Kona Drive                |





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|------------------------------|----------------------------------|------------------|-------------|--------------------------------------|
| 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               |
| Cypress Land Company         | Nextgen Aeronautics              | 10,286           | Lease       | 2295 Jefferson 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                |
| 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                  |
| Leonard Eriksson             | Mike Blakely                     | 8,352            | Sale        | 400 Spectrum Circle                  |
| Jamison Services             | Experium Academy                 | 8,186            | Lease       | 21605 Hawthorne Boulevard            |
| Mayan & Usha Patel           | Fits & Kix                       | 8,000            | Leases      | 543 East Gardena Boulevard           |
| Asset Management Systems     | Fashion Wear Collection          | 8,000            | Lease       | 1824 Oak 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     | 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                |



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|----------------------------|---------------------------------|------------------|-------------|------------------------------------|
| 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 Matsushashi                 | 6,833            | Sale        | 421 Amapola 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 Wearhouse                   | 6,419            | Lease       | 20291 South Western Avenue         |
| Jamison Services           | Kids in Motion Physical Therapy | 6,260            | Lease       | 21615 Hawthorne Boulevard          |
| 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              |
| Aspen Properties           | Techlin Inc.                    | 5,800            | Lease       | 1574 North Batavia Avenue          |
| Glantz Family Trust        | Dr. Marina Raikhel              | 5,377            | Sale        | 25043 Narbonne Avenue              |
| 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              |
| 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            |
| Metro Creekside            | Takara Belmont USA              | 4,600            | Lease       | 1350 Reynolds Avenue               |
| 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           |
| AAA                        | REMAX Commercial                | 4,253            | Lease       | 23001 Hawthorne Boulevard          |
| Gonzalez Family            | Marina Davtian                  | 3,955            | Sale        | 1215 South Pacific Coast Highway   |
| 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           |



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| <u>Landlord/Seller</u>      | <u>Tenant/Buyer</u>            | <u>Size (SF)</u> | <u>Type</u> | <u>Property Address</u>            |
|-----------------------------|--------------------------------|------------------|-------------|------------------------------------|
| 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             |
| 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           |
| COR HealthCare              | Axial Innovations              | 3,400            | Lease       | 2340 Plaza Del Amo                 |
| North Harbor Properties     | Hondo 500                      | 3,392            | Lease       | 411 North Harbor Boulevard         |
| Mike Russo                  | Dr. Maria Baez                 | 3,316            | Lease       | 1624 Anaheim 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              |
| 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                  |
| 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            |
| Standing O                  | Master Design Clothing         | 2,220            | Lease       | 2908 Oregon Court                  |
| Drollinger Properties       | Westchester Pet Health Center  | 2,100            | Lease       | 8911 Sepulveda Boulevard           |
| 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            |



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| <u>Landlord/Seller</u>    | <u>Tenant/Buyer</u>         | <u>Size (SF)</u> | <u>Type</u> | <u>Property Address</u>      |
|---------------------------|-----------------------------|------------------|-------------|------------------------------|
| Hillside Village LLC      | Ni Hao Chinese              | 1,928            | Lease       | 24584 Hawthorne Boulevard    |
| Paras LLC                 | Paradigm Medical Management | 1,780            | Lease       | 23332 Hawthorne Boulevard    |
| Leapwood Associates       | SDY Mfg                     | 1,752            | Lease       | 20850 Leapwood Avenue        |
| 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          | Beyondde                    | 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           | 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      |
| 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     |
| 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        |
| Almar Plaza               | Christopher Vasallo         | 1,142            | Sale        | 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   |



**SELECTED LIST OF COMPLETED TRANSACTIONS  
BY JEFFERY A. TUREK (310) 802-2545**

| <b><u>Landlord/Seller</u></b> | <b><u>Tenant/Buyer</u></b> | <b><u>Size (SF)</u></b> | <b><u>Type</u></b> | <b><u>Property Address</u></b> |
|-------------------------------|----------------------------|-------------------------|--------------------|--------------------------------|
| Chasnik Torrance              | Club Pilates               | 1,000                   | Lease              | 24239 Hawthorne Boulevard      |
| Continental Development       | Dr. Judy Law-Torok         | 986                     | Lease              | 3640 Lomita Boulevard          |
| Juan Alas                     | Dr. Todd Lanman            | 955                     | Lease              | 1360 West 6th Street           |
| M2 Rolling Hills LP           | Huber                      | 873                     | Sale               | 28441 Highridge Road           |
| Paras Properties              | Action Orthopedics         | 780                     | Lease              | 23332 Hawthorne Boulevard      |















# SECTION 3

**TORRANCE AIRPORT**

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

# Torrance Airport Industrial Market Survey


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


- |    |   |   |     |   |  |
|----|---|---|-----|---|--|
| 1. |    | <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: N/A<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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11.  **Address: 3055 Kashiwa St.**  
**Square Footage: 11,408**  
Occupant: Advanced Tech Infrastructure  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


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


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


14.  **Address: 3015-3017 Kashiwa St.**  
**Square Footage: 18,097**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Transactions: N/A

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

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

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

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

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











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

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# Torrance Airport Industrial Market Survey











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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 21. |    | <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: N/A     |
| 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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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 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: The Stewart Company<br><b>Available Space: 5,355</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: 6,800</b><br>Occupant: Mark LaCharite Homes<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    | 38. |    | <b>Address: 3305 Kashiwa St.</b><br><b>Square Footage: 7,125</b><br>Occupant: Gorgian Properties<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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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 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: Universal Cloud Nine<br><b>Available Space: N/A</b><br>Asking Rate: N/A<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: Sold 6/17 for \$225.91 | 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: 21,856</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: 5,355</b><br>Asking Rate: \$1.60 N or \$395.00<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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# Torrance Airport Industrial Market Survey


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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: N/A

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: 94,177**  
Occupant: Industrial Dynamics  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

58.  **Address: 23510-23520 Telo Ave.**  
**Square Footage: 53,380**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


59.  **Address: 23540 Telo Ave.**  
**Square Footage: 106,462**  
Occupant: Pacific Echo  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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

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# Torrance Airport Industrial Market Survey

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- |     |   |  |     |   |  |
|-----|---|--|-----|---|--|
| 61. |    | <b>Address: 23600 Telo Ave.</b><br><b>Square Footage: 39,239</b><br>Occupant: TMH<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                 | 66. |    | <b>Address: 2645 237<sup>th</sup> St.</b><br><b>Square Footage: 31,393</b><br>Occupant: Lynn Products<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A             |
| 62. |    | <b>Address: 23535 Telo Ave.</b><br><b>Square Footage: 22,775</b><br>Occupant: Landireenzo<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         | 67. |    | <b>Address: 2575 237<sup>th</sup> St.</b><br><b>Square Footage: 31,168</b><br>Occupant: Nutrition Express<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         |
| 63. |    | <b>Address: 23555 Telo Ave.</b><br><b>Square Footage: 22,775</b><br>Occupant: Lesco<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A               | 68. |    | <b>Address: 2565 237<sup>th</sup> St.</b><br><b>Square Footage: 36,604</b><br>Occupant: Aero Pneudraulics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         |
| 64. |   | <b>Address: 23605 Telo Ave.</b><br><b>Square Footage: 53,710</b><br>Occupant: Classic Components<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A  | 69. |   | <b>Address: 2555 237<sup>th</sup> St.</b><br><b>Square Footage: 25,180</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                       |
| 65. |  | <b>Address: 23661 Telo Ave.</b><br><b>Square Footage: 24,548</b><br>Occupant: Industrial Dynamics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 70. |  | <b>Address: 2501-2545 237<sup>th</sup> St.</b><br><b>Square Footage: 154,932</b><br>Occupant: Multi-Tenant<br><b>Available Space: 2,544</b><br>Asking Rate: \$1.60 G<br>Recent Transactions: N/A |

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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: 31,464</b><br>Occupant: Icarco<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                  |

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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 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: N/A | 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: 28,000</b><br>Occupant: Performance Paint & Body<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


91.  **Address: 2827 Lomita Blvd.**  
**Square Footage: 36,800**  
Occupant: Totex  
**Available Space: 9,700**  
Asking Rate: \$.82 N  
Recent Transactions: Leased 9/17 for \$.78 N


92.  **Address: 2911-2917 Lomita Blvd.**  
**Square Footage: 42,421**  
Occupant: Junimseun Church of Kpca  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

93.  **Address: 2841 Lomita Blvd.**  
**Square Footage: 71,346**  
Occupant: PLANNED OFFICE  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

94.  **Address: 3000-3010 Lomita Blvd.**  
**Square Footage: 248,390**  
Occupant: Alcoa  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions:


95.  **Address: 3050 Lomita Blvd.**  
**Square Footage: 71,496**  
Occupant: Multi-tenant  
**Available Space: 5,110**  
Asking Rate: \$1.48 G  
Recent Transactions: N/A

96.  **Address: 2990 Lomita Blvd.**  
**Square Footage: 33,197**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

97.  **Address: 28305 Lomita Blvd.**  
**Square Footage: 48,250**  
Occupant: MCE  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

98.  **Address: 23911-23915 Garnier**  
**Square Footage: 28,000**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

99.  **Address: 24015 Garnier**  
**Square Footage: 42,579**  
Occupant: Quinstar  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

100.  **Address: 2911-2917 Garnier**  
**Square Footage: 24,225**  
Occupant: Hi Shear  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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# Torrance Airport Industrial Market Survey

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


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

102.  **Address: 24310 Garnier**  
**Square Footage: 33,253**  
Occupant: Pinnacle Group  
**Available Space: N/A**  
Asking Rate:  
Recent Transactions: N/A

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


104.  **Address: 2675 Skypark Dr.**  
**Square Footage: 54,424**  
Occupant: Multi-Tenant  
**Available Space: 3,500**  
Asking Rate: \$1.50 G  
Recent Transactions: N/A


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

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

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

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











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

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

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











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RE/MAX Commercial (310)802-2545

- |      |   |  |      |   |   |
|------|---|--|------|---|---|
| 111. |    | <b>Address: 2530 Skypark Dr.</b><br><b>Square Footage: 14,500</b><br>Occupant: Sunsets Separates.<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: 4,542</b><br>Asking Rate: \$1.20 G<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: 28,650</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. |    | <b>Address: 23950-70 Madison St.</b><br><b>Square Footage: 22,184</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: 23870-90 Hawthorne Blvd.</b><br><b>Square Footage: 17,300</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           |
| 122. |    | <b>Address: 3665 240<sup>th</sup> St.</b><br><b>Square Footage: 8,676</b><br>Occupant: KopyKake<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    | 127. |    | <b>Address: 23760-868 Hawthorne Blvd.</b><br><b>Square Footage: 110,020</b><br>Occupant: Multi-Tenant<br><b>Available Space: 19,250</b><br>Asking Rate: \$1.35 G<br>Recent Transactions: N/A |
| 123. |    | <b>Address: 3701 240<sup>th</sup> St.</b><br><b>Square Footage: 15,000</b><br>Occupant: Kopykake<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A   | 128. |    | <b>Address: 23650 Hawthorne Blvd.</b><br><b>Square Footage: 9,000</b><br>Occupant: One Stop Windows & Doors<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A   |
| 124. |   | <b>Address: 3737 240<sup>th</sup> St.</b><br><b>Square Footage: 8,554</b><br>Occupant: Kopykake<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    | 129. |   | <b>Address: 2931 Airport Dr.</b><br><b>Square Footage: 175,000</b><br>Occupant: Robinson Helicopter<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           |
| 125. |  | <b>Address: 23946-50 Hawthorne Blvd.</b><br><b>Square Footage: 8,797</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 130. |  | <b>Address: 2901 Airport Dr.</b><br><b>Square Footage: 250,000</b><br>Occupant: Robinson Helicopter<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           |

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# 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: 7,200</b><br>Asking Rate: \$1.25 N<br>Recent Transactions: N/A     |
| 2. |    | <b>Address: 20427 Earl St.</b><br><b>Square Footage: 10,529</b><br>Occupant: Totai America, Inc.<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

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

- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 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.



**Address: 4025 Spencer St.**  
**Square Footage: 41,120**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

22.



**Address: 4030-4050 Spencer St.**  
**Square Footage: 61,992**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

23.



**Address: 3830-3914 Del Amo Blvd.**  
**Square Footage: 150,000**  
Occupant: Multi-Tenant  
**Available Space: 7,694**  
Asking Rate: \$1.60 G  
Recent Transactions: N/A

24.



**Address: 4302-4310 190<sup>th</sup> St.**  
**Square Footage: 108,239**  
Occupant: Mutli-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

25.



**Address: 4240 190<sup>th</sup> St.**  
**Square Footage: 306,836**  
Occupant: Mutli-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

26.



**Address: 4100 190<sup>th</sup> St.**  
**Square Footage: 363,574**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

27.



**Address: 19500 Mariner Ave.**  
**Square Footage: 91,691**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A

28.



**Address: 19601 Mariner Ave.**  
**Square Footage: 22,791**  
Occupant: Healthcare Partners  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

29.



**Address: 19675 Mariner Ave.**  
**Square Footage: 21,337**  
Occupant: PandaAmerica Corp.  
**Available Space: 21,337**  
Asking Rate: \$370.25  
Recent Transactions: N/A

30.













**Address: 19801 Mariner Ave.**  
**Square Footage: 14,929**  
Occupant: Paragon  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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## West Torrance Industrial Market Survey






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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 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: 33,001</b><br>Occupant: Fera International Corp.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<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: 4,833</b><br>Asking Rate: \$1.35 N<br>Recent Transactions: N/A         | 38. |    | <b>Address: 3541 Challenger St.</b><br><b>Square Footage: 23,299</b><br>Occupant: PCSC<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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**BLUE= RECENT TRANSACTION**

## West Torrance Industrial Market Survey

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

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: N/A**  
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: N/A  
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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North















# 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: Rytan<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: N/A<br>Recent Transactions: Lease 1/18 for \$.77 N |

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11.  **Address: 600-660 Maple Ave.**  
**Square Footage: 56,064**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
12.  **Address: 540 Maple Ave.**  
**Square Footage: 73,000**  
Occupant: South Coast Soccer City  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: Leased 6/17 for \$.71N
13.  **Address: 340-360 Maple Ave.**  
**Square Footage: 18,940**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
14.  **Address: 306-326 Maple Ave.**  
**Square Footage: 15,465**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
15.  **Address: 2750-2909 Oregon Ct.**  
**Square Footage: 159,132**  
Occupant: Multi-Tenant  
**Available Space: 8,800**  
Asking Rate: \$1.25 G  
Recent Transactions: Leased 5/17 for \$1.20 G

16.  **Address: 2945 Columbia St.**  
**Square Footage: 28,400**  
Occupant: N/A  
**Available Space: 28,400**  
Asking Rate: \$.79 G  
Recent Transactions: N/A
17.  **Address: 2955 Columbia St.**  
**Square Footage: 23,007**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
18.  **Address: 2925-2935 Columbia St.**  
**Square Footage: 55,000**  
Occupant: Multi-tenant  
**Available Space: 26,600**  
Asking Rate: \$.88G  
Recent Transactions: N/A
19.  **Address: 2835 Columbia St.**  
**Square Footage: 50,000**  
Occupant: Celestron  
**Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
20.  **Address: 2988 Columbia St., Unit A1**  
**Square Footage: 7,265**  
Occupant: Traveler's Club  
**Available Space: 7,265**  
Asking Rate: \$1.95 G  
Recent Transactions: N/A

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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<br>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: 5,915</b><br>Occupant: Dr. Slutsky<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    |
| 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: 5,915</b><br>Occupant: Magellan Traveler<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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|-----|---|---|-----|---|--|
| 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: Ofiplex<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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|-----|---|---|-----|---|--|
| 41. |    | <b>Address: 2870 Columbia St., Unit C6</b><br><b>Square Footage: 8,010</b><br>Occupant: Cynan Technologies<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 46. |    | <b>Address: 2815 Columbia St.</b><br><b>Square Footage: 36,539</b><br>Occupant: Pentel<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                            |
| 42. |    | <b>Address: 2832 Columbia St., Unit C7</b><br><b>Square Footage: 5,885</b><br>Occupant: Available<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A          | 47. |    | <b>Address: 2665 Columbia St.</b><br><b>Square Footage: 60,500</b><br>Occupant: Classic Tents<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                     |
| 43. |    | <b>Address: 2824 Columbia St., Unit C8</b><br><b>Square Footage: 5,885</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                | 48. |    | <b>Address: 414 Alaska Ave.</b><br><b>Square Footage: 38,775</b><br>Occupant: FA Systems Inc<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                      |
| 44. |   | <b>Address: 2920 Columbia St.</b><br><b>Square Footage: 91,906</b><br>Occupant: Rapiscan<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                   | 49. |   | <b>Address: 433 Alaska Ave.</b><br><b>Square Footage: 7,886</b><br>Occupant: Meyer's RV<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                           |
| 45. |  | <b>Address: 2610-2660 Columbia St.</b><br><b>Square Footage: 99,955</b><br>Occupant: Multi-Tenant<br><b>Available Space: 51,023</b><br>Asking Rate: \$.885 N<br>Recent Transactions: N/A  | 50. |  | <b>Address: 434-436 Alaska Ave.</b><br><b>Square Footage: 22,360</b><br>Occupant: Multi-tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: Sold 5/17 for \$207.89 |

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|-----|---|--|-----|---|--|
| 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: N/A<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       |

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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: 7,785</b><br>Asking Rate: \$1.25G<br>Recent Transactions: N/A | 67. |    | <b>Address: 2740 California St.</b><br><b>Square Footage: 24,780</b><br>Occupant: Centro TV & Radio<br><b>Available Space: 24,780</b><br>Asking Rate: \$343.02<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: 105,207</b><br>Occupant: Edelbrock<br><b>Available Space: N/A</b><br>Asking Rate: N/A<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: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A          |


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


72.  **Address: 2444 205<sup>th</sup> Street**  
**Square Footage: 66,609**  
Occupant: Multi-Tenant  
**Available Space: 1,200**  
Asking Rate: \$1.29 N  
Recent Transactions: N/A

73.  **Address: 2360 205<sup>th</sup> St.**  
**Square Footage: 5,990**  
Occupant: DC & G, CO.  
**Available Space: 6,597**  
Asking Rate: \$1.35 G  
Recent Transactions: N/A


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

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

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

77.  **Address: 2310 205<sup>th</sup> St.**  
**Square Footage: 6,990**  
Occupant: PVP Communications  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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










79.  **Address: 2271 205<sup>th</sup> St.**  
**Square Footage: 112,005**  
Occupant: Multi-Tenant  
**Available Space: 1,920**  
Asking Rate: \$1.60 G  
Recent Transactions: N/A

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

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|-----|---|---|-----|---|---|
| 81. |    | <b>Address: 401 Amapola Ave.</b><br><b>Square Footage: 12,505</b><br>Occupant: Raffaello<br><b>Available Space: 12,505</b><br>Asking Rate: \$319.87<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: 2,200</b><br>Asking Rate: \$1.45 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: 36,172</b><br>Occupant: Edelbrock<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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91.  **Address: 558 Amapola Ave.**  
**Square Footage: 7,586**  
Occupant: Solcom, Inc.  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
92.  **Address: 568 Amapola Ave.**  
**Square Footage: 10,833**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
**Recent Transactions: Sold 9/17 for \$335.00**
93.  **Address: 578 Amapola Ave.**  
**Square Footage: 10,102**  
Occupant: OK Color America  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
94.  **Address: 588 Amapola Ave.**  
**Square Footage: 10,188**  
Occupant: Conesys  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
95.  **Address: 2225 Dominguez Way**  
**Square Footage: 10,985**  
Occupant: Conesys  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

96.  **Address: 2255 Dominguez Way**  
**Square Footage: 11,145**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
97.  **Address: 2275 Dominguez Way**  
**Square Footage: 11,430**  
Occupant: Conesys  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
98.  **Address: 2301 Dominguez Way**  
**Square Footage: 42,469**  
Occupant: Edelbrock  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
99.  **Address: 548 Amapola Ave.**  
**Square Footage: 12,633**  
Occupant: Conesys  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
100.  **Address: 518 Amapola Ave.**  
**Square Footage: 12,531**  
Occupant: Conesys  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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

## Santa Fe Track/US Steel Park

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

- |      |   |   |      |   |   |
|------|---|---|------|---|---|
| 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: 38,120</b><br>Occupant: Rock-Ola<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: 3,146</b><br>Asking Rate: \$.85 G<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: 18,162</b><br>Occupant: NTK Aviation America<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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- |       |   |  |      |   |   |
|-------|---|--|------|---|---|
| 111.  |    | <b>Address: 510 Madrid Ave.</b><br><b>Square Footage: 66,435</b><br>Occupant: Edelbrock<br><b>Available Space: N/A</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: N/A</b><br>Asking Rate: N/A<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: 80,000</b><br>Occupant: Alpine<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: 40,800</b><br>Occupant: Mycom<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                   |
| 114a. |   | <b>Address: 538 Crenshaw Blvd.</b><br><b>Square Footage: 174,361</b><br>Occupant: Nutri Bon<br><b>Available Space: N/A</b><br>Asking Rate: N/A<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: N/A<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: N/A<br>Recent Transactions: N/A            |

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## Santa Fe Track/US Steel Park

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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: N/A</b><br>Asking Rate: N/A<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: 5,555</b><br>Asking Rate: \$1.45-\$1.65 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: 80,200</b><br>Asking Rate: \$.79-\$1.20 G<br>Recent Transactions: N/A | 129. |  | <b>Address: 1855 Del Amo Blvd.</b><br><b>Square Footage: 9,960</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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- |      |   |  |      |   |   |
|------|---|--|------|---|---|
| 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: 11,495</b><br>Asking Rate: \$1.45-\$1.65 G<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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## Santa Fe Track/US Steel Park

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RE/MAX Commercial (310)802-2545

140.



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

145.



**Address: 20815 Higgins Ct.**  
**Square Footage: 29,021**  
Occupant: Threebond  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

141.



**Address: 20916 Higgins Ct.**  
**Square Footage: 6,100**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

146.



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

142.



**Address: 20917 Higgins Ct.**  
**Square Footage: 30,760**  
Occupant: Textile Unlimited  
**Available Space: 30,760**  
**Asking Rate: TBD**  
**Recent Transactions: N/A**

147.



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

143.



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

148.



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

144.



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

149.



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

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## Santa Fe Track/US Steel Park

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

150.



**Address: 1827 208<sup>th</sup> St.**  
**Square Footage: 26,220**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

151.



**Address: 1830 208<sup>th</sup> St.**  
**Square Footage: 6,800**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

152.



**Address: 1840 208<sup>th</sup> St.**  
**Square Footage: 7,281**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

153.



**Address: 20701 Manhattan Pl.**  
**Square Footage: 35,089**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

154.



**Address: 20675 Manhattan Pl.**  
**Square Footage: 98,000**  
Occupant: Trendnet  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

155.



**Address: 20525 Manhattan Pl.**  
**Square Footage: 11,850**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

156.



**Address: 1830 205<sup>th</sup> St.**  
**Square Footage: 31,505**  
Occupant: I-Logistics  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

157.



**Address: 1815 205<sup>th</sup> St.**  
**Square Footage: 56,177**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

158.



**Address: 1835-45 205<sup>th</sup> St.**  
**Square Footage: 82,983**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

159.



**Address: 1840 205<sup>th</sup> St.**  
**Square Footage: 8,200**  
Occupant: Viper Technologies  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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## Santa Fe Track/US Steel Park

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- |      |   |   |      |   |   |
|------|---|---|------|---|---|
| 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: Medicool<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: N/A<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: Movincool<br><b>Available Space: N/A</b><br>Asking Rate: N/A<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

Prepared by: Jeffery A. Turek  
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: 8,726**  
Occupant: Priority Mailing  
**Available Space: N/A**  
Asking Rate: N/A  
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: 12,012**  
Occupant: Quality Express  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

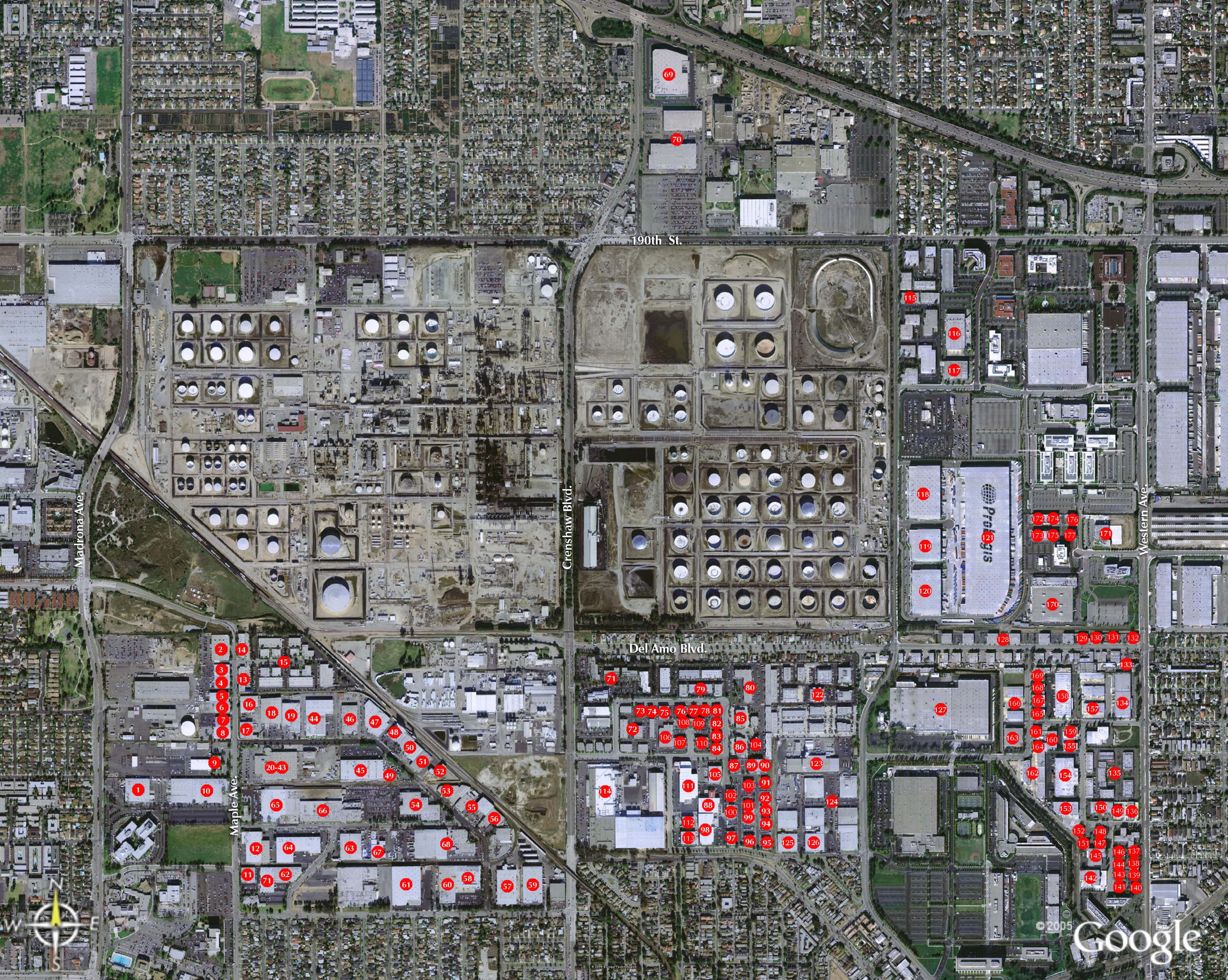
174.



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

**KEY: RED= AVAILABLE**  
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190th St.

Del Amo Blvd.

Crenshaw Blvd.

Maple Ave.

Madrona Ave.

Western Ave.

