



## **CITY OF TORRANCE INDUSTRIAL MARKET**

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

**End of 3<sup>rd</sup> Quarter 2017**

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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 |
| 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

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

## 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       |



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| <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          |
| 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                 | REVCO International            | 17,971           | Lease       | 639 East Walnut Street       |
| Metropolis ZKS                 | DishNetwork                    | 17,891           | Lease       | 2012 Abalone Avenue          |
| Catellus Finance               | Broadspire Inc.                | 17,582           | Lease       | 9131 Oakdale Avenue          |
| Harvey & Anna Chang            | Luxe Linen                     | 16,016           | Lease       | 2803 East 208th Street       |
| Alan & Gloria Singer           | Expecura Corporation           | 15,500           | Lease       | 1420 240th Street            |
| Pacific Business Associates    | Xpedx                          | 15,500           | Lease       | 1611 West 190th Street       |
| GER Enterprises                | R.S. Hughes                    | 15,308           | Lease       | 10639 Glenoaks Boulevard     |
| Karim Motjehedi                | Disaster Restoration Inc.      | 15,194           | Lease       | 2082 East Gladwick Street    |
| Gardena HD Associates          | Viatron Systems                | 15,000           | Lease       | 18233 Hoover Street          |



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|--------------------------|--------------------------------------|------------------|-------------|-----------------------------------|
| Norman Zalben            | JGMA Anaheim Hospitality             | 15,000           | Lease       | 1501 East Washington 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                | Al Barlovits LLC                     | 13,871           | Lease       | 15225 Main Street                 |
| AMB Property             | Rockwell Collins                     | 13,056           | Lease       | 321 East Brokaw Road              |
| Montague Oaks Associates | Vision Systems                       | 12,855           | Lease       | 641-643 River Oaks Parkway        |
| Craig Killam             | Vasken Tatarian                      | 12,575           | Sale        | 1957 Del Amo Boulevard            |
| Marvin Charitable Trust  | Parallel Technologies                | 12,479           | Lease       | 615 Hawaii Avenue                 |
| John D. Rush Trust       | Scott Fornaro                        | 12,000           | Sale        | 15125 South Broadway Avenue       |
| Berry Avenue Partners    | RS Hughes                            | 11,995           | Lease       | 8120 Berry Avenue                 |
| NextiraOne               | First American Title                 | 11,663           | Lease       | 5 Hutton Center Drive             |
| 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 Avrenue            |
| 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     |
| Elias Awad               | Pacific West Towing                  | 10,488           | Lease       | 1808 Mahalo Place                 |
| Carol Dittmer            | Dune Ceramics                        | 10,442           | Lease       | 1410 Kona Drive                   |
| R & O Investments        | Star Link                            | 10,414           | Lease       | 3300 Fujita Street                |
| Bacon Trust              | Heritage International               | 10,386           | Sale        | 1125 West Victoria Street         |
| Karawia Living Trust     | 3771 West 242nd Street LLC           | 10,345           | Sale        | 3771 West 242nd Street            |
| 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             |





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|------------------------------|----------------------------------|------------------|-------------|--------------------------------------|
| Larry Russ                   | HP Labs                          | 9,956            | Sale        | 3823-25 Industry Avenue              |
| Pelezarre                    | Paradise Paint                   | 9,920            | Lease       | 19819 Hamilton 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            |
| 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                |
| Madison Avenue North         | Optex                            | 6,850            | Lease       | 3882 Del Amo Bouelvard               |
| Konax Investments            | Phenomenex                       | 6,833            | Sale        | 421 Amapola Avenue                   |
| Grea Family Trust            | Max Matsushashi                  | 6,833            | Sale        | 421 Amapola Avenue                   |
| LBSW LLC                     | SourceOne Healthcare             | 6,444            | Lease       | 8650 Somerset Boulevard              |
| Hok-Nung Wong                | Mas Alloy Wheel                  | 6,438            | Lease       | 20840 Leapwood Avenue                |
| Perrault Family Trust        | MDS Warehouse                    | 6,419            | Lease       | 20291 South Western Avenue           |
| Jamison Services             | Kids in Motion Physical Therapy  | 6,260            | Lease       | 21615 Hawthorne Boulevard            |
| 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              |



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|----------------------------|---------------------------------|------------------|-------------|------------------------------------|
| 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       |
| 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           |
| 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          |



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|-----------------------------|--------------------------------|------------------|-------------|------------------------------------|
| 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            |
| 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              |
| North Harbor Properties     | Hondo 500                      | 1,687            | Lease       | 411 North Harbor Boulevard         |
| PS Business Park            | Beyondee                       | 1,624            | Lease       | 370 Crenshaw Boulevard             |
| 190th Medical LLC           | Dr. Craig Morris               | 1,589            | Lease       | 19000 Hawthorne Boulevard          |
| Perroy Properties           | Dr. Francisco Correa           | 1,586            | Lease       | 1350 West 6th Street               |
| Berkovich Trust             | 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            |
| 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          |



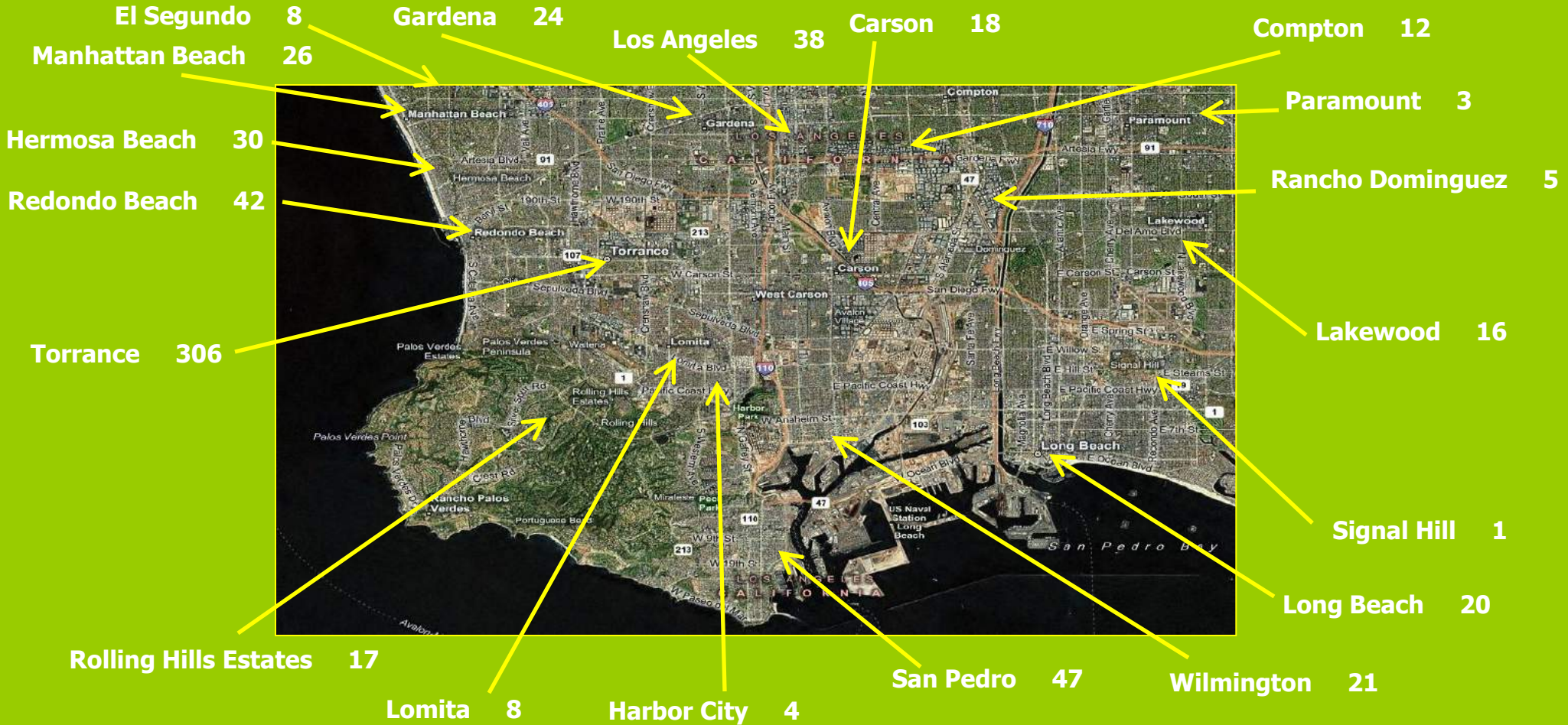
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| <b><u>Landlord/Seller</u></b> | <b><u>Tenant/Buyer</u></b>  | <b><u>Size (SF)</u></b> | <b><u>Type</u></b> | <b><u>Property Address</u></b> |
|-------------------------------|-----------------------------|-------------------------|--------------------|--------------------------------|
| 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      |
| 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      |
| 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     |
| 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           |



# MY COMPLETED COMMERCIAL TRANSACTIONS PER CITY

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



Anaheim 9, Azusa 1, Bakersfield 2, Baldwin Park 2, Brea 1, Burbank 26, Cerritos 1, Chatsworth 1, Commerce 2, Cypress 2, Fontana 2, Fullerton 2, Garden Grove 3, Glendale 3, Industry 1, Inglewood 2, Irvine 5, Lawndale 5, North Hollywood 30, Oakland 1, Ontario 3, Orange 1, Oxnard 1, Pacoima 2, Redlands 2, Riverside 10, Sacramento 1, San Dimas 2, San Jose 3, Santa Ana 6, Sherman Oaks 15, Tustin 1, Vista 1, Westchester 1, Woodland Hills 1, Yorba Linda 1

**JEFFERY A. TUREK** (310) 802-2545

[jturek@remaxcir.com](mailto:jturek@remaxcir.com) [www.jeffturek.com](http://www.jeffturek.com) BRE# 01260097



INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



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

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


# Torrance Airport Industrial Market Survey


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RE/MAX Commercial (310)802-2545


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

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



# Torrance Airport Industrial Market Survey











Prepared by: Jeffery A. Turek  
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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 21. |    | <b>Address: 3170 Kashiwa St.</b><br><b>Square Footage: 6,095</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         | 26. |    | <b>Address: 3102-3112 Kashiwa St.</b><br><b>Square Footage: 23,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: Leased 1/17 for \$.93 N |
| 22. |    | <b>Address: 3162 Kashiwa St.</b><br><b>Square Footage: 6,095</b><br>Occupant: Barnes Systems<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 27. |    | <b>Address: 3046 Kashiwa St.</b><br><b>Square Footage: 11,000</b><br>Occupant: The Ely Co.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                           |
| 23. |    | <b>Address: 3152 Kashiwa St.</b><br><b>Square Footage: 13,908</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 28. |    | <b>Address: 3032 Kashiwa St.</b><br><b>Square Footage: 11,000</b><br>Occupant: Autocraft<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                             |
| 24. |   | <b>Address: 3132 Kashiwa St.</b><br><b>Square Footage: 12,854</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 29. |   | <b>Address: 23105 Kashiwa Ct.</b><br><b>Square Footage: 50,779</b><br>Occupant: Ledtronics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                           |
| 25. |  | <b>Address: 3122 Kashiwa St.</b><br><b>Square Footage: 11,500</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           | 30. |  | <b>Address: 23145 Kashiwa Ct.</b><br><b>Square Footage: 22,340</b><br>Occupant: Austin International<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                 |

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# Torrance Airport Industrial Market Survey










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- |     |   |  |     |   |   |
|-----|---|--|-----|---|---|
| 31. |    | <p><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</p>                    | 36. |    | <p><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: \$1.60 N<br/>                     Recent Transactions: N/A</p> |
| 32. |    | <p><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</p> | 37. |    | <p><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</p>                      |
| 33. |    | <p><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</p>    | 38. |    | <p><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</p>        |
| 34. |   | <p><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</p>  | 39. |   | <p><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</p>            |
| 35. |  | <p><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</p>                    | 40. |  | <p><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</p>          |

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# Torrance Airport Industrial Market Survey


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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: 3415 Fujita St.</b><br><b>Footage: 6,408</b><br>Occupant: Revtek<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                                   | 49. |   | <b>Address: 3031 Fujita St.</b><br><b>Square Footage: 23,448</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                   |
| 45. |  | <b>Address: 3401 Fujita St.</b><br><b>Square Footage: 13,371</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                           | 50. |  | <b>Address: 3450 Fujita St.</b><br><b>Square Footage: 8,120</b><br>Occupant: Ocean Duke<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                |

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# 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. |    | <p><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</p>                 | 66. |    | <p><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</p>           |
| 62. |    | <p><b>Address: 23535 Telo Ave.</b><br/> <b>Square Footage: 22,775</b><br/>                     Occupant: Landirenzo<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>          | 67. |    | <p><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</p>       |
| 63. |    | <p><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</p>               | 68. |    | <p><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</p>       |
| 64. |   | <p><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</p>  | 69. |   | <p><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</p>                     |
| 65. |  | <p><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</p> | 70. |  | <p><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: N/A</b><br/>                     Asking Rate: \$1.30 G<br/>                     Recent Transactions: N/A</p> |

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











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- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 71. |    | <p><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</p>              | 76. |    | <p><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</p>          |
| 72. |    | <p><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</p>                           | 77. |    | <p><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</p>         |
| 73. |    | <p><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</p> | 78. |    | <p><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</p>               |
| 74. |   | <p><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</p>                        | 79. |   | <p><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</p> |
| 75. |  | <p><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</p>                  | 80. |  | <p><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</p>                  |

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# Torrance Airport Industrial Market Survey

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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: N/A**  
Asking Rate: N/A  
Recent Transactions: Leased 12/16 for \$.86 G

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

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











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RE/MAX Commercial (310)802-2545

- |      |   |   |      |   |  |
|------|---|---|------|---|--|
| 101. |    | <b>Address: 24120 Garnier</b><br><b>Square Footage: 65,940</b><br>Occupant: Pacific Sales<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                      | 106. |    | <b>Address: 3720-3730 Skypark Dr.</b><br><b>Square Footage: 11,515</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      |
| 102. |    | <b>Address: 24310 Garnier</b><br><b>Square Footage: 33,253</b><br>Occupant: Pinnacle Group<br><b>Available Space: 33,253</b><br>Asking Rate:<br>Recent Transactions: Leased 10/16 for \$.75 G | 107. |    | <b>Address: 3680 Skypark Dr.</b><br><b>Square Footage: 14,000</b><br>Occupant: LMT Motors<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A             |
| 103. |    | <b>Address: 24330 Garnier</b><br><b>Square Footage: 35,000</b><br>Occupant: Aisin World<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                        | 108. |    | <b>Address: 3640 Skypark Dr.</b><br><b>Square Footage: 15,985</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           |
| 104. |   | <b>Address: 2675 Skypark Dr.</b><br><b>Square Footage: 54,424</b><br>Occupant: Multi-Tenant<br><b>Available Space: 10,495</b><br>Asking Rate: \$1.40-\$1.70 G<br>Recent Transactions: N/A     | 109. |   | <b>Address: 2600 Skypark Dr.</b><br><b>Square Footage: 200,000</b><br>Occupant: LISI<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                  |
| 105. |  | <b>Address: 3740 Skypark Dr.</b><br><b>Square Footage: 8,640</b><br>Occupant: American Kusa<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    | 110. |  | <b>Address: 2540 Skypark Dr.</b><br><b>Square Footage: 30,000</b><br>Occupant: Studio West Gymnastics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |

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# Torrance Airport Industrial Market Survey











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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. |    | <p><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</p>    | 126. |    | <p><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</p>             |
| 122. |    | <p><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</p>    | 127. |    | <p><b>Address: 23760-868 Hawthorne Blvd.</b><br/> <b>Square Footage: 110,020</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 5,250</b><br/> Asking Rate: \$1.35 G<br/> Recent Transactions: N/A</p>    |
| 123. |    | <p><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</p>   | 128. |    | <p><b>Address: 23650 Hawthorne Blvd.</b><br/> <b>Square Footage: 9,000</b><br/> Occupant: One Stop Windows &amp; Doors<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> |
| 124. |   | <p><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</p>    | 129. |   | <p><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</p>             |
| 125. |  | <p><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</p> | 130. |  | <p><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</p>             |

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





Hawthorne Blvd.

Lomita Blvd.

Pacific Coast Highway

Crenshaw Blvd.

















# 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. |    | <p><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</p> | 6.  |    | <p><b>Address: 20501-20521 Earl St.</b><br/> <b>Square Footage: 45,600</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>            |
| 2. |    | <p><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</p>      | 7.  |    | <p><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</p>        |
| 3. |    | <p><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</p>      | 8.  |    | <p><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</p> |
| 4. |   | <p><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</p>      | 9.  |   | <p><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</p>              |
| 5. |  | <p><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</p>      | 10. |  | <p><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</p>          |

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

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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: 2,175**  
Asking Rate: \$1.44 G  
Recent Transactions: N/A
- 23.  **Address: 3830-3914 Del Amo Blvd.**  
**Square Footage: 150,000**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
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: Leased 3/17 for \$.60 N


- 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: \$398.37  
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

|   |
|---|
| <p><b>KEY: RED= AVAILABLE</b><br/><b>BLUE= RECENT TRANSACTION</b></p> |
|---|





## West Torrance Industrial Market Survey


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31.  **Address: 19801-A Mariner Ave.**  
**Square Footage: 12,000**  
Occupant: Gerber Ambulance Services  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


32.  **Address: 19951 Mariner Ave.**  
**Square Footage: 86,309**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


33.  **Address: 20000 Mariner Ave.**  
**Square Footage: 67,021**  
Occupant: Mutli-Tenant  
**Available Space: 19,022**  
Asking Rate: \$1.35 N  
**Recent Transactions: N/A**


34.  **Address: 3520 Challenger St.**  
**Square Footage: 49,336**  
Occupant: Bobit Business Media  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

35.  **Address: 3500 Challenger St.**  
**Square Footage: 45,767**  
Occupant: Aurora  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

36.  **Address: 3501 Challenger St.**  
**Square Footage: 37,414**  
Occupant: Sharp/Santec  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

37.  **Address: 3521 Challenger St.**  
**Square Footage: 33,001**  
Occupant: Fera International Corp.  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

38.  **Address: 3541 Challenger St.**  
**Square Footage: 23,299**  
Occupant: PCSC  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

39.  **Address: 19950 Mariner Ave.**  
**Square Footage: 33,795**  
Occupant: Good Community Church  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions:

40.  **Address: 19700 Mariner Ave.**  
**Square Footage: 25,482**  
Occupant: JTB  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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

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41.



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

42.



**Address: 3530 Voyager Ct.**  
**Square Footage: 20,640**  
Occupant: Vector Resources  
**Available Space: 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: Sold 12/16 for \$194.80

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





190th St.

26

25

27

28

43

29

40

41

42

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Marrona Ave.

44

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Del Amo Ave.

Hawthorne Blvd.

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# SECTION 5


**SANTA FE TRACT/US STEEL PARK**

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


# Santa Fe Track/US Steel Park


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


1.  **Address: 20608 Madrona Ave.**  
**Square Footage: 62,261**  
Occupant: Marshall Electronics  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


2.  **Address: 325 Maple Ave.**  
**Square Footage: 47,740**  
Occupant: Compex  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


3.  **Address: 335-355 Maple Ave.**  
**Square Footage: 19,200**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


4.  **Address: 365 Maple Ave.**  
**Square Footage: 19,200**  
Occupant: Polypeptide  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


5.  **Address: 375 Maple Ave.**  
**Square Footage: 18,032**  
Occupant: Anza Rents  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

6.  **Address: 387-389 Maple Ave.**  
**Square Footage: 17,982**  
Occupant: N/A  
**Available Space: 17,982**  
Asking Rate: N/A  
Recent Transactions: \$1.25 or \$375.00

7.  **Address: 445 Maple Ave.**  
**Square Footage: 15,251**  
Occupant: US Hybrid  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

8.  **Address: 455 Maple Ave.**  
**Square Footage: 20,400**  
Occupant: Rytan  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

9.  **Address: 505 Maple Ave.**  
**Square Footage: 50,000**  
Occupant: SCE  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


10.  **Address: 525 Maple Ave.**  
**Square Footage: 139,934**  
Occupant: Panasonic  
**Available Space: 139,934**  
Asking Rate: \$.79 N  
Recent Transactions: N/A


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


# Santa Fe Track/US Steel Park

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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: Leased 3/17 for \$1.00 G

16.  **Address: 2945 Columbia St.**  
**Square Footage: 28,400**  
Occupant: N/A  
**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

17.  **Address: 2955 Columbia St.**  
**Square Footage: 23,007**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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

18.  **Address: 2925-2935 Columbia St.**  
**Square Footage: 55,000**  
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

19.  **Address: 2835 Columbia St.**  
**Square Footage: 50,000**  
Occupant: Celestron  
**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: 12,050**  
Asking Rate: \$1.20-\$1.25 G  
Recent Transactions: Leased 5/17 for \$1.20 G

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

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


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- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 21. |    | <p><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</p>                      | 26. |    | <p><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</p>           |
| 22. |    | <p><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</p> | 27. |    | <p><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</p>                    |
| 23. |    | <p><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</p>                   | 28. |    | <p><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</p>                            |
| 24. |   | <p><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</p>                          | 29. |   | <p><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</p>                     |
| 25. |  | <p><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</p>                   | 30. |  | <p><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</p> |


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## Santa Fe Track/US Steel Park


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31.  **Address: 2912 Columbia St., Unit B4**  
**Square Footage: 7,180**  
Occupant: 2912 Columbia Street, LLC  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


36.  **Address: 2972 Columbia St., Unit C1**  
**Square Footage: 7,670**  
Occupant: Ofiplex  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


32.  **Address: 2886 Columbia St., Unit B5**  
**Square Footage: 7,180**  
Occupant: TCW Realty  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


37.  **Address: 2964 Columbia St., Unit C2**  
**Square Footage: 7,075**  
Occupant: XYZ Bikes  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


33.  **Address: 2862 Columbia St., Unit B6**  
**Square Footage: 7,565**  
Occupant: Momentum Engineering Group  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

38.  **Address: 2928 Columbia St., Unit C3**  
**Square Footage: 7,135**  
Occupant: Han Chen  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

34.  **Address: 2840 Columbia St., Unit B7**  
**Square Footage: 6,640**  
Occupant: Hondata  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

39.  **Address: 2920 Columbia St., Unit C4**  
**Square Footage: 6,480**  
Occupant: Cyrogenic Group  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

35.  **Address: 2816 Columbia St., Unit B8**  
**Square Footage: 6,756**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A











40.  **Address: 2878 Columbia St., Unit C5**  
**Square Footage: 6,480**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

|   |
|---|
| <p><b>KEY: RED= AVAILABLE</b><br/><b>BLUE= RECENT TRANSACTION</b></p> |
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## Santa Fe Track/US Steel Park











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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 41. |    | <p><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</p>          | 46. |    | <p><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</p>                            |
| 42. |    | <p><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</p>                   | 47. |    | <p><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</p>                     |
| 43. |    | <p><b>Address: 2824 Columbia St., Unit C8</b><br/> <b>Square Footage: 5,885</b><br/> Occupant: L &amp; J Properties<br/> <b>Available Space: 5,885</b><br/> Asking Rate: \$1.30 G<br/> Recent Transactions: N/A</p> | 48. |    | <p><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</p>                      |
| 44. |   | <p><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</p>                            | 49. |   | <p><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</p>                           |
| 45. |  | <p><b>Address: 2610-2660 Columbia St.</b><br/> <b>Square Footage: 99,955</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                   | 50. |  | <p><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</p> |

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## Santa Fe Track/US Steel Park











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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 51. |    | <p><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</p>               | 56. |    | <p><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</p>                           |
| 52. |    | <p><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</p> | 57. |    | <p><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</p>              |
| 53. |    | <p><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</p> | 58. |    | <p><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</p> |
| 54. |   | <p><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</p>         | 59. |   | <p><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</p>                        |
| 55. |  | <p><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</p>      | 60. |  | <p><b>Address: 2645 Maricopa Ave.</b><br/> <b>Square Footage: 83,866</b><br/> Occupant: Products Engineering<br/> <b>Available Space: 83,866</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>    |

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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 61. |    | <p><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</p>    | 66. |    | <p><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</p>    |
| 62. |    | <p><b>Address: 605-655 Hawaii Ave.</b><br/> <b>Square Footage: 35,956</b><br/>                 Occupant: Multi-Tenant<br/> <b>Available Space: 8,960</b><br/>                 Asking Rate: \$1.05<br/>                 Recent Transactions: N/A</p> | 67. |    | <p><b>Address: 2740 California St.</b><br/> <b>Square Footage: 24,780</b><br/>                 Occupant: Centro TV &amp; Radio<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p> |
| 63. |    | <p><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</p>         | 68. |    | <p><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</p>            |
| 64. |   | <p><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</p> | 69. |   | <p><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</p>   |
| 65. |  | <p><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</p>     | 70. |  | <p><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</p>      |

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

76.  **Address: 2320-2330 205<sup>th</sup> St.**  
**Square Footage: 16,904**  
Occupant: Phenomenex  
**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: 1,800**  
Asking Rate: \$1.25 N  
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

73.  **Address: 2360 205<sup>th</sup> St.**  
**Square Footage: 5,990**  
Occupant: DC & G, CO.  
**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

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

79.  **Address: 2271 205<sup>th</sup> St.**  
**Square Footage: 112,005**  
Occupant: Multi-Tenant  
**Available Space: 3,485**  
Asking Rate: \$1.35-\$1.60 G  
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

80.  **Address: 370-390 Amapola Ave.**  
**Square Footage: 96,279**  
Occupant: Multi-Tenant  
**Available Space: 3,025**  
Asking Rate: \$1.10 G  
Recent Transactions: N/A

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81.  **Address: 401 Amapola Ave.**  
**Square Footage: 11,300**  
Occupant: Raffaello  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

82.  **Address: 411 Amapola Ave.**  
**Square Footage: 6,833**  
Occupant: Pharos  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


83.  **Address: 421 Amapola Ave.**  
**Square Footage: 6,833**  
Occupant: Phenomenex  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

84.  **Address: 431 Amapola Ave.**  
**Square Footage: 11,300**  
Occupant: Phenomenex  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


85.  **Address: 406 Amapola Ave.**  
**Square Footage: 19,681**  
Occupant: Multi-Tenant  
**Available Space: 2,300**  
Asking Rate: \$1.40 G  
Recent Transactions: N/A

86.  **Address: 438 Amapola Ave.**  
**Square Footage: 24,962**  
Occupant: Multi-Tenant  
**Available Space: 2,200**  
Asking Rate: \$1.45 G  
Recent Transactions: N/A

87.  **Address: 468 Amapola Ave.**  
**Square Footage: 10,306**  
Occupant: Sanyo Denki  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

88.  **Address: 501 Amapola Ave.**  
**Square Footage: 36,172**  
Occupant: Edelbrock  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

89.  **Address: 478 Amapola Ave.**  
**Square Footage: 12,881**  
Occupant: Sanyo Denki  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


90.  **Address: 488 Amapola Ave.**  
**Square Footage: 9,750**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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# Santa Fe Track/US Steel Park

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91.  **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: 2255 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. |    | <p><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</p>               | 106. |    | <p><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</p>   |
| 102. |    | <p><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</p>               | 107. |    | <p><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</p>             |
| 103. |    | <p><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</p>              | 108. |    | <p><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</p>           |
| 104. |   | <p><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</p> | 109. |   | <p><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</p>           |
| 105. |  | <p><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</p>      | 110. |  | <p><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</p> |

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

## Santa Fe Track/US Steel Park











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RE/MAX Commercial (310)802-2545

- |       |   |   |      |   |  |
|-------|---|---|------|---|--|
| 111.  |    | <p><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</p>       | 115. |    | <p><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</p> |
| 112.  |    | <p><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</p>    | 116. |    | <p><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</p>                  |
| 113.  |    | <p><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</p> | 117. |    | <p><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</p>                   |
| 114a. |   | <p><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</p>   | 118. |   | <p><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</p>        |
| 114b. |  | <p><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</p>      | 119. |  | <p><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</p>            |

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

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

- |      |   |  |      |   |   |
|------|---|--|------|---|---|
| 120. |    | <p><b>Address:</b> 19900-88 Van Ness Av.<br/> <b>Square Footage:</b> 206,055<br/> Occupant: Funai<br/> <b>Available Space:</b> N/A<br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>               | 125. |    | <p><b>Address:</b> 2201-2203 Dominguez Way<br/> <b>Square Footage:</b> 72,000<br/> Occupant: N/A<br/> <b>Available Space:</b> N/A<br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                 |
| 121. |    | <p><b>Address:</b> 19700-88 Van Ness Av.<br/> <b>Square Footage:</b> 670,305<br/> Occupant: Multi-Tenant<br/> <b>Available Space:</b> N/A<br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>        | 126. |    | <p><b>Address:</b> 2137 Dominguez Way<br/> <b>Square Footage:</b> 36,000<br/> Occupant: N/A<br/> <b>Available Space:</b> N/A<br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                      |
| 122. |    | <p><b>Address:</b> 357-385 Van Ness Av.<br/> <b>Square Footage:</b> 327,000<br/> Occupant: Multi-Tenant<br/> <b>Available Space:</b> 14,240<br/> Asking Rate: \$1.35 G<br/> Recent Transactions: N/A</p> | 127. |    | <p><b>Address:</b> 2027 Harpers Way<br/> <b>Square Footage:</b> 560,000<br/> Occupant: Virco<br/> <b>Available Space:</b> N/A<br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                     |
| 123. |   | <p><b>Address:</b> 401 Van Ness Av.<br/> <b>Square Footage:</b> 100,000<br/> Occupant: US Gypsum<br/> <b>Available Space:</b> N/A<br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                | 128. |   | <p><b>Address:</b> 1865-1963 Del Amo Blvd.<br/> <b>Square Footage:</b> 61,800<br/> Occupant: Multi-Tenant<br/> <b>Available Space:</b> N/A<br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>        |
| 124. |  | <p><b>Address:</b> 501-555 Van Ness Av.<br/> <b>Square Footage:</b> 210,000<br/> Occupant: Multi-Tenant<br/> <b>Available Space:</b> N/A<br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>         | 129. |  | <p><b>Address:</b> 1855 Del Amo Blvd.<br/> <b>Square Footage:</b> 9,960<br/> Occupant: N/A<br/> <b>Available Space:</b> N/A<br/> Asking Rate: N/A<br/> Recent Transactions: Leased 11/16 for \$1.25 G</p> |

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## Santa Fe Track/US Steel Park

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RE/MAX Commercial (310)802-2545

- 130.  **Address: 1801 Del Amo Blvd.**  
**Square Footage: 6,700**  
Occupant: Hermach Machine  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 131.  **Address: 1725 Del Amo Blvd.**  
**Square Footage: 7,317**  
Occupant: Lucy Ann  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 132.  **Address: 20291 Western Av.**  
**Square Footage: 6,419**  
Occupant: Innovative Packaging Solutions  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 133.  **Address: 20307-17 Western Av.**  
**Square Footage: 26,219**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 134.  **Address: 20333-437 Western Av.**  
**Square Footage: 74,276**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


- 135.  **Address: 20655-675 Western Av.**  
**Square Footage: 129,200**  
Occupant: Multi-Tenant  
**Available Space: 4,545**  
Asking Rate: \$1.60  
Recent Transactions: N/A
- 136.  **Address: 20775 Western Av.**  
**Square Footage: 22,918**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 137.  **Address: 20817-19 Western Av.**  
**Square Footage: 7,034**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 138.  **Address: 20905-07 Western Av.**  
**Square Footage: 7,300**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 139.  **Address: 20909-11 Western Av.**  
**Square Footage: 7,300**  
Occupant: Asano Taiko US  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

|   |
|---|
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|---|



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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: N/A**  
Asking Rate: N/A  
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: 2,422**  
Asking Rate: \$1.35 G  
Recent Transactions: N/A

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

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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



155. **Address: 20525 Manhattan Pl.**  
**Square Footage: 11,850**  
Occupant: N/A  
**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



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



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



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



153. **Address: 20701 Manhattan Pl.**  
**Square Footage: 35,089**  
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



154. **Address: 20675 Manhattan Pl.**  
**Square Footage: 98,000**  
Occupant: Trendnet  
**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.  **Address: 1850 205<sup>th</sup> St.**  
**Square Footage: 21,100**  
Occupant: Luminate  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 161.  **Address: 1860 205<sup>th</sup> St.**  
**Square Footage: 8,200**  
Occupant: US Tool Group  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 162.  **Address: 20600 Gramercy Pl.**  
**Square Footage: 67,434**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 163.  **Address: 1901 Harpers Way**  
**Square Footage: 39,961**  
Occupant: Insulation Supply Co.  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 164.  **Address: 20526 Gramercy Pl.**  
**Square Footage: 11,000**  
Occupant: Ewing  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

- 165.  **Address: 20460 Gramercy Pl.**  
**Square Footage: 8,001**  
Occupant: Medicool  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 166.  **Address: 20435-45 Gramercy Pl.**  
**Square Footage: 35,000**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 167.  **Address: 20410 Gramercy Pl.**  
**Square Footage: 11,200**  
Occupant: Movincool  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 168.  **Address: 20380 Gramercy Pl.**  
**Square Footage: 6,165**  
Occupant: Hairdreams  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 169.  **Address: 20360 Gramercy Pl.**  
**Square Footage: 6,165**  
Occupant: Larry Palmer  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

|   |
|---|
| <p><b>KEY: RED= AVAILABLE</b><br/><b>BLUE= RECENT TRANSACTION</b></p> |
|---|

# Santa Fe Track/US Steel Park

Prepared by: Jeffery A. Turek  
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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

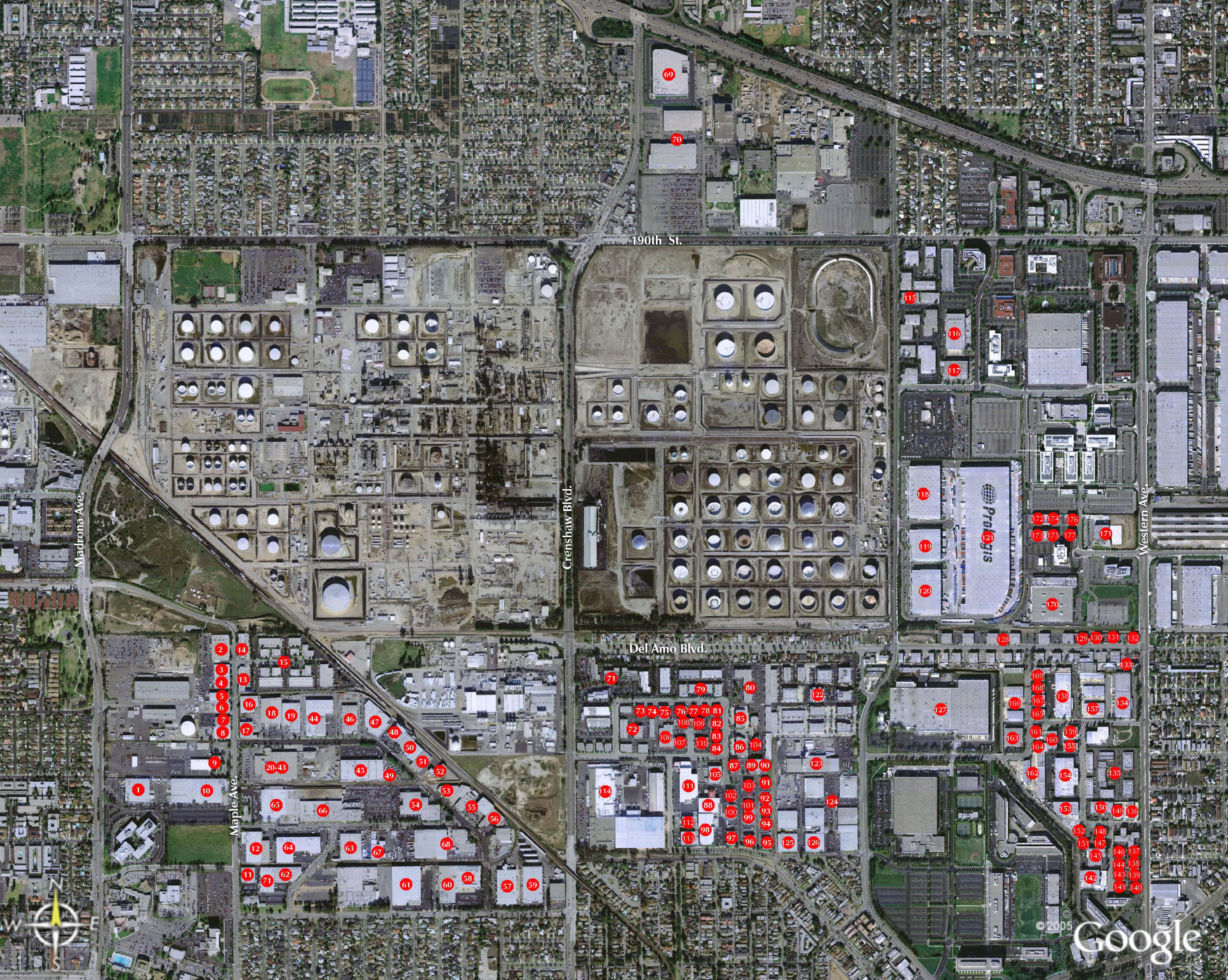
177.  **Address: 1873 Western Way**  
**Square Footage: 7,704**  
Occupant: Continental Dental  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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**  
**BLUE= RECENT TRANSACTION**





190th St.

Del Amo Blvd.

Madrona Ave.

Crenshaw Blvd.

Western Ave.

Maple Ave.

Prologis

