



CITY OF TORRANCE INDUSTRIAL MARKET

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

End of 4th Quarter 2013

**JEFFERY A. TUREK
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SECTION 1

RECENT TORRANCE TRANSACTIONS

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RECENT TORRANCE TRANSACTIONS

SOLD

588 Crenshaw	265,418 Square Feet	\$126.97 PSF
538 Crenshaw Boulevard	174,361 Square Feet	\$134.96 PSF
23145 Kashiwa Court	22,340 Square Feet	\$170.10 PSF
3015-17 Kashiwa St	18,097 Square Feet	\$182.35 PSF
20525 Manhattan Place	11,850 Square Feet	\$197.26 PSF
20460 Gramercy Place	10,262 Square Feet	\$211.56 PSF
2928 Columbia Street	7,135 Square Feet	\$245.27 PSF

LEASED

2535 Maricopa Avenue	82,162 Square Feet	\$0.426 PSF G
2660 Columbia Street	25,000 Square Feet	\$0.59 PSF N
3031 Fujita Street	23,448 Square Feet	\$0.55 PSF G
3203 Kashiwa Street	19,073 Square Feet	\$0.70 PSF N
23870 Hawthorne Boulevard	17,300 Square Feet	\$0.80 PSG G
19360 Van Ness Avenue	11,693 Square Feet	\$0.80 PSF G
2295 Jefferson Street	10,286 Square Feet	\$0.74 PSF N
3135 Kashiwa Street	10,000 Square Feet	\$0.56 PSF G
503 Van Ness	10,000 Square Feet	\$0.90 PSF G
20316 Gramercy Place	5,780 Square Feet	\$0.75 PSF G
23946 Hawthorne Blvd	4,182 Square Feet	\$0.90 PSF N
20801-03 Higgins Court	4,047 Square Feet	\$0.865 PSF G



SECTION 2

RESULTS UPDATE

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MY RECENT TRANSACTIONS

INVESTMENT SALES - LANDLORD REPRESENTATION - TENANT REPRESENTATION - CONSULTING



2295 Jefferson Street
10,286 Square Feet Leased!



7422 Orangewood
18,000 Square Feet Leased!



1220 Kona Drive
24,325 Square Feet Leased!



21615 Hawthorne Boulevard
6,260 Square Feet Leased!



1999 Harrison
20,755 Square Feet Leased!

INVESTMENT SALES - LANDLORD REPRESENTATION - TENANT REPRESENTATION - CONSULTING

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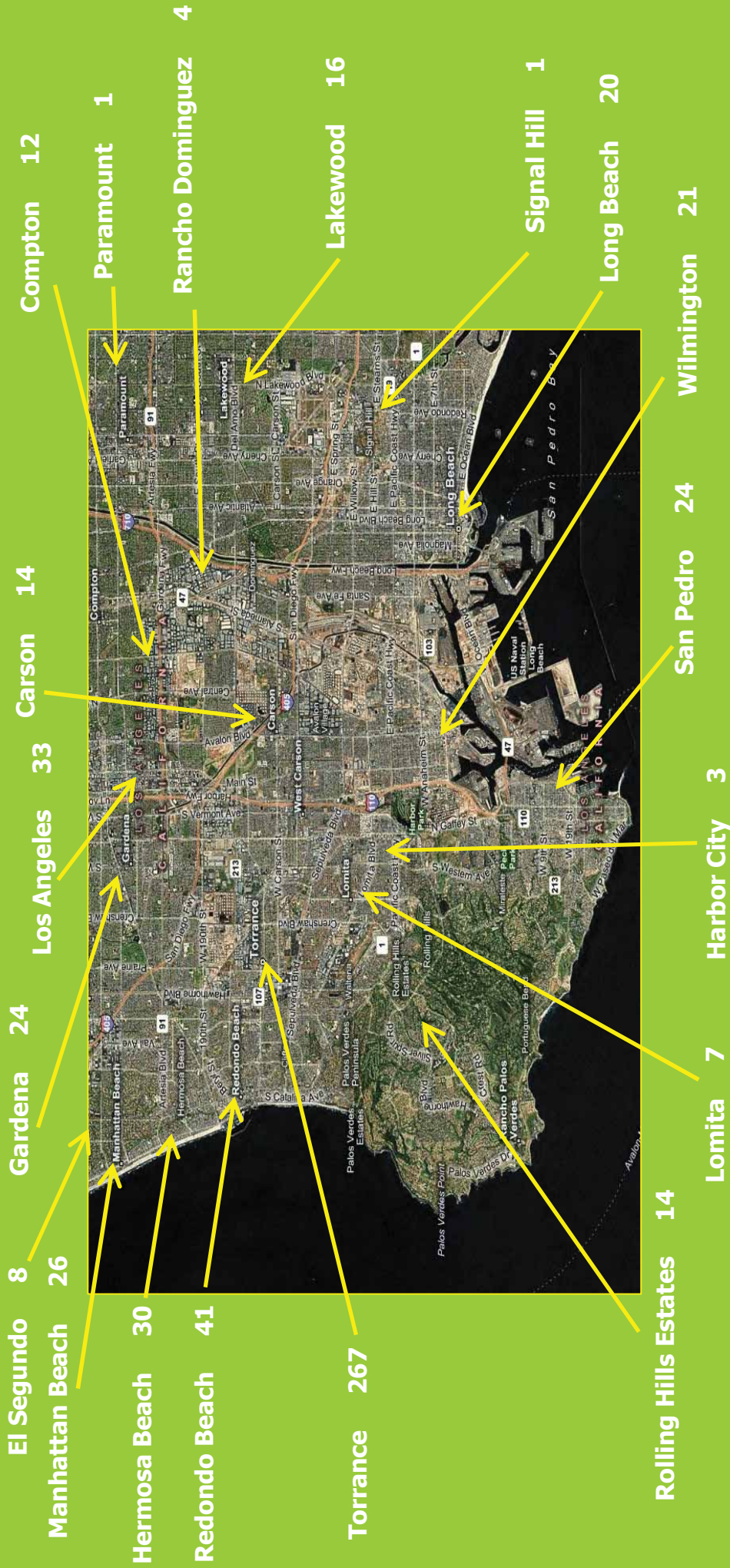
Phone: (310) 802-2500 Fax: (310) 802-2560

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MY COMPLETED COMMERCIAL TRANSACTIONS PER CITY

INVESTMENT SALES - LANDLORD REPRESENTATION - TENANT REPRESENTATION - CONSULTING



Anaheim 9, Azusa 1 Bakersfield 2, Baldwin Park 2, Burbank 26, Cerritos 1, Chatsworth 1, Commerce 2, Cypress 2, Fontana 2, Fullerton 2, Garden Grove 3, Glendale 3, Industry 1, Inglewood 2, Lawndale 4, North Hollywood 30, Oakland 1, Ontario 3, Orange 1, Pacoima 2, Redlands 2, Riverside 9, Sacramento 1, San Dimas 2, San Jose 3, Santa Ana 6, Sherman Oaks 15, Tustin 1, Vista 1, Westchester 1, Woodland Hills 1

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DRE# 01260097



INVESTMENT SALES - LANDLORD REPRESENTATION - TENANT REPRESENTATION - CONSULTING




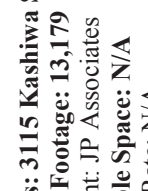
SECTION 3

TORRANCE AIRPORT

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Torrance Airport Industrial Market Survey

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1.		<p>Address: 3445 Kashiwa St. Square Footage: 18,050 Occupant: IESCO Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	6.		<p>Address: 3171 Kashiwa St. Square Footage: 16,806 Occupant: Sun Flow, Inc Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
2.		<p>Address: 3415 Kashiwa St. Square Footage: 22,416 Occupant: N/A Available Space: 22,416 Asking Rate: \$.75 N Recent Transactions: N/A</p>	7.		<p>Address: 3155 Kashiwa St. Square Footage: 14,200 Occupant: Sander Engineering Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
3.		<p>Address: 3325 Kashiwa St. Square Footage: 13,282 Occupant: JGMC Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	8.		<p>Address: 3135 Kashiwa St. Square Footage: 16,234 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: Leased 7/13 for \$.60 G</p>
4.		<p>Address: 3305 Kashiwa St. Square Footage: 39,700 Occupant: Sun Chlorella Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	9.		<p>Address: 3115 Kashiwa St. Square Footage: 13,179 Occupant: JP Associates Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
5.		<p>Address: 3203 Kashiwa St. Square Footage: 19,073 Occupant: AOS Available Space: N/A Asking Rate: N/A Recent Transactions: Leased 10/13 for \$.70 N</p>	10.		<p>Address: 3105 Kashiwa St. Square Footage: 13,300 Occupant: Precision Fiberglass Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

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- | | | | | | |
|-----|---|---|-----|---|---|
| 11. |  | <p>Address: 3055 Kashiwa St.
Square Footage: 11,408
Occupant: Advanced Tech Infrastructure
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | 16. |  | <p>Address: 3400 Kashiwa St.
Square Footage: 8,936
Occupant: Advantage Products Group
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| 12. |  | <p>Address: 3043-3045 Kashiwa St.
Square Footage: 10,691
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | 17. |  | <p>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</p> |
| 13. |  | <p>Address: 3035 Kashiwa St.
Square Footage: 16,225
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | 18. |  | <p>Address: 3300 Kashiwa St.
Square Footage: 4,650
Occupant: Gemini Saw Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| 14. |  | <p>Address: 3015-3017 Kashiwa St.
Square Footage: 18,097
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Transactions: Sold 9/13 for \$182.35</p> | 19. |  | <p>Address: 3200 Kashiwa St.
Square Footage: 9,880
Occupant: Pel Corp.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| 15. |  | <p>Address: 3420 Kashiwa St.
Square Footage: 10,433
Occupant: Yamaya
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | 20. |  | <p>Address: 3178 Kashiwa St.
Square Footage: 6,000
Occupant: Pomo Industries
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |

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21.

Address: 3170 Kashiwa St.
Square Footage: 6,095
Occupant: Bachem
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



26.

Address: 3102-3112 Kashiwa St.
Square Footage: 23,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



22.

Address: 3162 Kashiwa St.
Square Footage: 6,095
Occupant: Barnes Systems
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



27.

Address: 3046 Kashiwa St.
Square Footage: 11,000
Occupant: The Ely Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



23.

Address: 3152 Kashiwa St.
Square Footage: 13,908
Occupant: Bachem
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



28.

Address: 3032 Kashiwa St.
Square Footage: 11,000
Occupant: Autocraft
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



24.

Address: 3132 Kashiwa St.
Square Footage: 12,854
Occupant: Bachem
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



29.

Address: 23105 Kashiwa Ct.
Square Footage: 50,779
Occupant: Ledtronics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



25.

Address: 3122 Kashiwa St.
Square Footage: 11,500
Occupant: N/A
Available Space: 11,500
Asking Rate: \$.70 N
Recent Transactions: N/A












30.

Address: 23145 Kashiwa Ct.
Square Footage: 22,340
Occupant: HNP Pharmaceuticals
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 11/13 for \$170.10

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Torrance Airport Industrial Market Survey

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

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Address: 3175 Fujita St.
Square Footage: 7,832
Occupant: Inter Trade
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

46.



Address: 3115-3121 Fujita St.
Square Footage: 8,600
Occupant: Creative Pathways
Available Space: 8,600
Asking Rate: \$.79 N
Recent Transactions: N/A



Address: 3171 Fujita St.
Square Footage: 26,720
Occupant: Multi-tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

47.

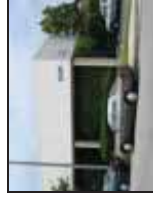


Address: 3051 Fujita St.
Square Footage: 14,478
Occupant: General Dynamics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



Address: 3165 Fujita St.
Square Footage: 6,565
Occupant: Glenn Streeter
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

48.



Address: 3031 Fujita St.
Square Footage: 21,856
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



Address: 3415 Fujita St.
Footage: 6,408
Occupant: Revtek
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

49.



Address: 3450 Fujita St.
Square Footage: 8,120
Occupant: Ocean Duke
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



Address: 3401 Fujita St.
Square Footage: 13,371
Occupant: Bachem
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

50.



Address: 3115-3121 Fujita St.
Square Footage: 8,600
Occupant: Creative Pathways
Available Space: 8,600
Asking Rate: \$.79 N
Recent Transactions: N/A

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<p>51. </p>	<p>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</p>		<p>Address: 3200 Fujita St. Square Footage: 10,572 Occupant: LA Music Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>52. </p>	<p>Address: 3400 Fujita St. Square Footage: 4,843 Occupant: Unity Engineering Company Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 3100 Fujita St. Square Footage: 94,177 Occupant: Industrial Dynamics Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>53. </p>	<p>Address: 3340 Fujita St. Square Footage: 7,020 Occupant: KB Delta Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 23510-23520 Telo Ave. Square Footage: 53,380 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>54. </p>	<p>Address: 3300 Fujita St. Square Footage: 10,414 Occupant: Star Link Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 23540 Telo Ave. Square Footage: 106,462 Occupant: Pacific Echo Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>55. </p>	<p>Address: 3230 Fujita St. Square Footage: 5,553 Occupant: Mikalu Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 23,610 Telo Ave. Square Footage: 41,471 Occupant: THIPA Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

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61.

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



62.

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



63.

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



64.

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



66.

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



67.

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



68.

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



69.

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



70.

Address: 2501-2545 237th St.
Square Footage: 154,932
Occupant: Multi-Tenant
Available Space: 6,320
Asking Rate: \$1.10 - \$1.15 G
Recent Transactions: N/A

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

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Torrance Airport Industrial Market Survey











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

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

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101.		<p>Address: 24120 Garnier Square Footage: 65,940 Occupant: Pacific Sales Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	<p>Address: 3720-3730 Skypark Dr. Square Footage: 11,515 Occupant: Multi-Tenant Available Space: 6,680 Asking Rate: \$.95 N Recent Transactions: N/A</p>
102.		<p>Address: 24310 Garnier Square Footage: 32,780 Occupant: M.S. Inserts Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	<p>Address: 3680 Skypark Dr. Square Footage: 14,000 Occupant: Molina Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
103.		<p>Address: 24330 Garnier Square Footage: 35,000 Occupant: Aisin World Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	<p>Address: 3640 Skypark Dr. Square Footage: 15,985 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
104.		<p>Address: 2675 Skypark Dr. Square Footage: 54,424 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	<p>Address: 2600 Skypark Dr. Square Footage: 200,000 Occupant: LISI Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
105.		<p>Address: 3740 Skypark Dr. Square Footage: 8,640 Occupant: American Kusa Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	<p>Address: 2540 Skypark Dr. Square Footage: 30,000 Occupant: Studio West Gymnastics Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Torrance Airport Industrial Market Survey

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

- | | | | |
|---|---|---|--|
| <p>111.</p>  | <p>Address: 2530 Skypark Dr.
Square Footage: 14,500
Occupant: Sunsets Separates.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |  | <p>Address: 23871-99 Madison St.
Square Footage: 28,500
Occupant: Multi-Tenant
Available Space: 28,500
Asking Rate: N/A
Recent Transactions: N/A</p> |
| <p>112.</p>  | <p>Address: 24701 Crenshaw Blvd.
Square Footage: 7,000
Occupant: Dasco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |  | <p>Address: 23935 Madison St.
Square Footage: 17,209
Occupant: Multi-Tenant
Available Space: 17,209
Asking Rate: \$.75 N
Recent Transactions: N/A</p> |
| <p>113.</p>  | <p>Address: 24747 Crenshaw Blvd.
Square Footage: 44,000
Occupant: Dasco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |  | <p>Address: 23840-70 Madison St.
Square Footage: 18,888
Occupancy: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| <p>114.</p>  | <p>Address: 24751 Crenshaw Blvd.
Square Footage: 147,452
Occupant: South Bay Lexus
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |  | <p>Address: 23880-98 Madison St.
Square Footage: 28,650
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| <p>115.</p>  | <p>Address: 23751-75 Madison St.
Square Footage: 33,012
Occupant: Multi-Tenant
Available Space: 1,000
Asking Rate: \$1.10 G
Recent Transactions: N/A</p> |  | <p>Address: 23930 Madison St.
Square Footage: 28,900
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |

KEY: RED= AVAILABLE
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Torrance Airport Industrial Market Survey

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

- | | | | |
|---|--|---|--|
| <p>121.</p>  | <p>Address: 23950-70 Madison St.
Square Footage: 22,184
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | <p>126.</p>  | <p>Address: 23870-90 Hawthorne Blvd.
Square Footage: 17,300
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| <p>122.</p>  | <p>Address: 3665 240th St.
Square Footage: 8,676
Occupant: KopyKake
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | <p>127.</p>  | <p>Address: 23760-868 Hawthorne Blvd.
Square Footage: 110,020
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| <p>123.</p>  | <p>Address: 3701 240th St.
Square Footage: 15,000
Occupant: Kopykake
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | <p>128.</p>  | <p>Address: 23650 Hawthorne Blvd.
Square Footage: 9,000
Occupant: One Stop Windows & Doors
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| <p>124.</p>  | <p>Address: 3737 240th St.
Square Footage: 8,994
Occupant: William Bounds
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | <p>129.</p>  | <p>Address: 2931 Airport Dr.
Square Footage: 175,000
Occupant: Robinson Helicopter
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| <p>125.</p>  | <p>Address: 23946-50 Hawthorne Blvd.
Square Footage: 8,797
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | <p>130.</p>  | <p>Address: 2901 Airport Dr.
Square Footage: 250,000
Occupant: Robinson Helicopter
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION



Hawthorne Blvd

Lomita Blvd

Pacific Coast Highway

Crenshaw Blvd















SECTION 4

WEST TORRANCE











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West Torrance Industrial Market Survey

<p>1.</p> 	<p>Address: 20421 Earl St. Square Footage: 10,000 Occupant: Universal Screw Products Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	 <p>6.</p>	<p>Address: 20501-20521 Earl St. Square Footage: 45,600 Occupant: Multi-Tenant Available Space: 8,674 Asking Rate: \$.82 N Recent Transactions: N/A</p>
<p>2.</p> 	<p>Address: 20427 Earl St. Square Footage: 10,529 Occupant: Totai America, Inc. Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	 <p>7.</p>	<p>Address: 20555 Earl St. Square Footage: 53,250 Occupant: Little Company of Mary Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>3.</p> 	<p>Address: 20433 Earl St. Square Footage: 8,825 Occupant: Paragon Laboratories Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	 <p>8.</p>	<p>Address: 20603 Earl St. Square Footage: 19,436 Occupant: Fischer Custom Communications Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>4.</p> 	<p>Address: 20439 Earl St. Square Footage: 4,510 Occupant: Paragon Laboratories Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	 <p>9.</p>	<p>Address: 20621 Earl St. Square Footage: 5,064 Occupant: Van Lingen Towing Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>5.</p> 	<p>Address: 20445 Earl St. Square Footage: 5,880 Occupant: Paragon Laboratories Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	 <p>10.</p>	<p>Address: 20406 Earl St. Square Footage: 11,229 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

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West Torrance Industrial Market Survey

<p>11. </p>	<p>Address: 20408 Earl St. Square Footage: 6,620 Occupant: Sun-Flow Inc. Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 4221 Spencer St. Square Footage: 3,960 Occupant: Paragon Laboratories Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>12. </p>	<p>Address: 20410 Earl St. Square Footage: 10,431 Occupant: Millennium Space Systems Available Space: 10,431 Asking Rate: \$1.09 G Recent Transactions: N/A</p>		<p>Address: 4215 Spencer St. Square Footage: 3,960 Occupant: TBD Available Space: 3,960 Asking Rate: N/A Recent Transactions: N/A</p>
<p>13. </p>	<p>Address: 20608 Earl St. Square Footage: 12,025 Occupant: Shaver Specialty Co. Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 4209 Spencer St. Square Footage: 3,960 Occupant: Sun-Flow Inc. Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>14. </p>	<p>Address: 20710 Earl St. Square Footage: 4,255 Occupant: TRI/SAM Development Inc. Available Space: N/A Space: N/A Asking Rate: N/A Transactions: N/A</p>		<p>Address: 4203 Spencer St. Square Footage: 3,960 Occupant: Peveler's Custom Interiors Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>15. </p>	<p>Address: 4225 Spencer St. Square Footage: 10,475 Occupant: TBD Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 4115 Spencer St. Square Footage: 23,582 Occupant: Enagic USA Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

KEY: RED= AVAILABLE
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West Torrance Industrial Market Survey



21. **Address: 4025 Spencer St.**
Square Footage: 41,120
 Occupant: Multi-Tenant
Available Space: 3,095
 Asking Rate: \$1.10 - \$1.25 G
 Recent Transactions: N/A



26. **Address: 4100 190th St.**
Square Footage: 363,574
 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: 1,200
 Asking Rate: \$1.20 G
 Recent Transactions: N/A



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



23. **Address: 3830-3914 Del Amo Blvd.**
Square Footage: 150,000
 Occupant: Multi-Tenant
Available Space: 14,526
 Asking Rate: \$1.25 - \$1.30 G
 Recent Transactions: 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



24. **Address: 4302-4310 190th St.**
Square Footage: 108,202
 Occupant: Multi-Tenant
Available Space: 88,581
 Asking Rate: \$.55 - \$.75 N
 Recent Transactions: N/A



29. **Address: 19675 Mariner Ave.**
Square Footage: 17,725
 Occupant: PandaAmerica Corp.
Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A













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



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

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West Torrance Industrial Market Survey

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

KEY: RED= AVAILABLE
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West Torrance Industrial Market Survey

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



41.

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



42.

Address: 3547-3555 Voyager Ct.
Square Footage: 62,462
Occupant: Multi-Tenant
Available Space: 4,560
Asking Rate: \$1.10-\$1.20 G
Recent Transactions: N/A



43.

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



44.

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



45.

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION



190th St

Del Amo Ave

Hawthorne Blvd

Kattara Ave





SECTION 5

SANTA FE TRACT/US STEEL PARK

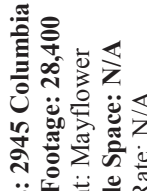

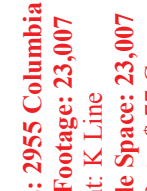

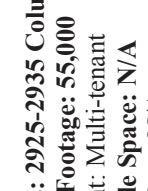





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Santa Fe Track/US Steel Park

- | | | | |
|---|--|--|---|
| <p>1.</p>  | <p>Address: 20608 Madrona Ave.
 Square Footage: 90,000
 Occupant: Panasonic
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | <p>6.</p>  | <p>Address: 387-389 Maple Ave.
 Square Footage: 17,982
 Occupant: N/A
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| <p>2.</p>  | <p>Address: 325 Maple Ave.
 Square Footage: 47,740
 Occupant: Compex
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | <p>7.</p>  | <p>Address: 445 Maple Ave.
 Square Footage: 15,251
 Occupant: US Hybrid
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| <p>3.</p>  | <p>Address: 335-355 Maple Ave.
 Square Footage: 19,200
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | <p>8.</p>  | <p>Address: 455 Maple Ave.
 Square Footage: 20,400
 Occupant: Rytan
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| <p>4.</p>  | <p>Address: 365 Maple Ave.
 Square Footage: 19,200
 Occupant: Polypeptide
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | <p>9.</p>  | <p>Address: 505 Maple Ave.
 Square Footage: 50,000
 Occupant: SCE
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| <p>5.</p>  | <p>Address: 375 Maple Ave.
 Square Footage: 18,032
 Occupant: Anza Rents
 Available Space: 18,032
 Asking Rate: \$.70 N
 Recent Transactions: N/A</p> | <p>10.</p>  | <p>Address: 525 Maple Ave.
 Square Footage: 143,820
 Occupant: Panasonic
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park

- | | |
|--|---|
| <p>11.</p>  <p>Address: 600 Maple Ave.
Square Footage: 56,064
Occupant: Multi-Tenant
Available Space: 10,080
Asking Rate: \$.75 G
Recent Transactions: N/A</p> | <p>16.</p>  <p>Address: 2945 Columbia St.
Square Footage: 28,400
Occupant: Mayflower
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| <p>12.</p>  <p>Address: 540 Maple Ave.
Square Footage: 73,000
Occupant: South Coast Soccer City
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | <p>17.</p>  <p>Address: 2955 Columbia St.
Square Footage: 23,007
Occupant: K Line
Available Space: 23,007
Asking Rate: \$.77 G
Recent Transactions: N/A</p> |
| <p>13.</p>  <p>Address: 340-360 Maple Ave.
Square Footage: 18,940
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | <p>18.</p>  <p>Address: 2925-2935 Columbia St.
Square Footage: 55,000
Occupant: Multi-tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| <p>14.</p>  <p>Address: 306-326 Maple Ave.
Square Footage: 15,465
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | <p>19.</p>  <p>Address: 2835 Columbia St.
Square Footage: 50,000
Occupant: Celestron
Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| <p>15.</p>  <p>Address: 2750-2909 Oregon Ct.
Square Footage: 159,132
Occupant: Multi-Tenant
Available Space: 6,200
Asking Rate: \$.95 G
Recent Transactions: N/A</p> | <p>20.</p>  <p>Address: 2988 Columbia St., Unit A1
Square Footage: 7,265
Occupant: Traveler's Club
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |


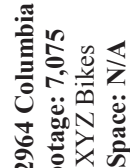



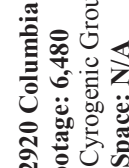

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Santa Fe Track/US Steel Park

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



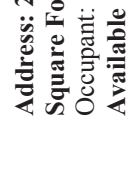



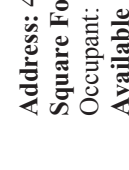

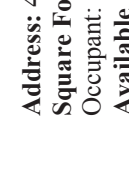

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Santa Fe Track/US Steel Park

31.		<p>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</p>	36.		<p>Address: 2972 Columbia St., Unit C1 Square Footage: 7,670 Occupant: Ofifplex Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
32.		<p>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</p>	37.		<p>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</p>
33.		<p>Address: 2862 Columbia St., Unit B6 Square Footage: 7,565 Occupant: Icelandic Glacial Available Space: 7,565 Asking Rate: \$1.50 N Recent Transactions: N/A</p>	38.		<p>Address: 2928 Columbia St., Unit C3 Square Footage: 7,135 Occupant: Han Chen Available Space: N/A Asking Rate: N/A Recent Transactions: Sold 3/13 for \$245.27</p>
34.		<p>Address: 2840 Columbia St., Unit B7 Square Footage: 6,640 Occupant: Honda Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	39.		<p>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</p>
35.		<p>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</p>	40.		<p>Address: 2878 Columbia St., Unit C5 Square Footage: 6,480 Occupant: Vacant Available Space: 6,480 Asking Rate: \$1.10 G or \$270.06 Recent Transactions: N/A</p>





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BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park

41.		<p>Address: 2870 Columbia St., Unit C6 Square Footage: 8,010 Occupant: RGLCIAP Available Space: 8,010 Asking Rate: \$230.96 Recent Transactions: N/A</p>	46.		<p>Address: 2815 Columbia St. Square Footage: 36,539 Occupant: Pentel Available Space: 36,539 Asking Rate: \$.45 G Recent Transactions: N/A</p>
42.		<p>Address: 2832 Columbia St., Unit C7 Square Footage: 5,885 Occupant: Available Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	47.		<p>Address: 2665 Columbia St. Square Footage: 60,500 Occupant: Classic Tents Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
43.		<p>Address: 2824 Columbia St., Unit C8 Square Footage: 5,885 Occupant: L & J Properties Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	48.		<p>Address: 414 Alaska Ave. Square Footage: 38,775 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
44.		<p>Address: 2920 Columbia St. Square Footage: 91,906 Occupant: Rapiscan Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	49.		<p>Address: 433 Alaska Ave. Square Footage: 7,886 Occupant: Meyer's RV Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
45.		<p>Address: 2610-2660 Columbia St. Square Footage: 99,955 Occupant: Multi-Tenant Available Space: 25,000 Asking Rate: \$.65 G Recent Transactions: Lease 9/13 for \$.59 N</p>	50.		<p>Address: 434-436 Alaska Ave. Square Footage: 22,360 Occupant: Multi-tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>






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Santa Fe Track/US Steel Park

51.		<p>Address: 444 Alaska Ave. Square Footage: 25,125 Occupant: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	56.		<p>Address: 570 Alaska Ave. Square Footage: 21,980 Occupant: N/A Available Space: 21,980 Asking Rate: \$.65 N Recent Transactions: N/A</p>
52.		<p>Address: 450 Alaska Ave. Square Footage: 12,000 Occupant: De Lorenzo Marble Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	57.		<p>Address: 640 Alaska Ave. Square Footage: 100,000 Occupant: Vought Aircraft Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
53.		<p>Address: 490-500 Alaska Ave. Square Footage: 31,095 Occupant: Classic Tents Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	58.		<p>Address: 625 Alaska Ave. Square Footage: 65,519 Occupant: Western Psychological Testing Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
54.		<p>Address: 475 Alaska Ave. Square Footage: 83,828 Occupant: Celestron Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	59.		<p>Address: 2535 Maricopa Ave. Square Footage: 82,162 Occupant: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: Leased 11/13 for \$.426 G</p>
55.		<p>Address: 530 Alaska Ave. Square Footage: 38,020 Occupant: Prestige Too Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	60.		<p>Address: 2645 Maricopa Ave. Square Footage: 83,866 Occupant: Products Engineering Available Space: 83,866 Asking Rate: \$.52 N Recent Transactions: N/A</p>

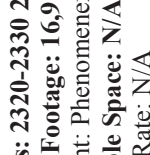

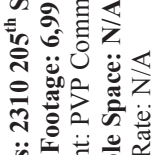



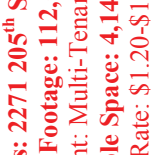

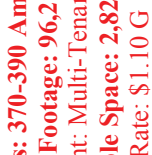

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Santa Fe Track/US Steel Park

61.		<p>Address: 2727 Maricopa Ave. Square Footage: 125,000 Occupant: Centinela Pets Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	<p>Address: 2925-2929 California St. Square Footage: 150,000 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
62.		<p>Address: 605-655 Hawaii Ave. Square Footage: 35,956 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	<p>Address: 2740 California St. Square Footage: 24,780 Occupant: Centro TV & Radio Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
63.		<p>Address: 540 Hawaii Ave. Square Footage: 60,955 Occupant: Classic Tents Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	<p>Address: 2700 California St. Square Footage: 105,207 Occupant: Edelbrock Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
64.		<p>Address: 2830-2860 California St. Square Footage: 87,363 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	<p>Address: 18500 Crenshaw Blvd. Square Footage: 155,099 Occupant: George P. Johnson Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
65.		<p>Address: 2931 California St. Square Footage: 100,000 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	<p>Address: 18600-732 Crenshaw Bl. Square Footage: 196,000 Occupant: Multi-Tenant Available Space: 29,978 Asking Rate: \$.69 G Recent Transactions: N/A</p>

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Santa Fe Track/US Steel Park

71.		<p>Address: 350-390 Crenshaw Blvd. Square Footage: 147,220 Occupant: Multi-Tenant Available Space: 3,796 Asking Rate: \$.67-\$.72 N Recent Transactions: N/A</p>	76.		<p>Address: 2320-2330 205th St. Square Footage: 16,904 Occupant: Phenomenex Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
72.		<p>Address: 2444 205th Street Square Footage: 66,609 Occupant: Multi-Tenant Available Space: 5,025 Asking Rate: \$1.10 N Recent Transactions: N/A</p>	77.		<p>Address: 2310 205th St. Square Footage: 6,990 Occupant: PVP Communications Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
73.		<p>Address: 2360 205th St. Square Footage: 5,990 Occupant: DC & G, CO. Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	78.		<p>Address: 2300 205th St. Square Footage: 5,990 Occupant: Empire Transport Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
74.		<p>Address: 2350 205th St. Square Footage: 5,990 Occupant: Guardian Group Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	79.		<p>Address: 2271 205th St. Square Footage: 112,005 Occupant: Multi-Tenant Available Space: 4,145 Asking Rate: \$1.20-\$1.25 G Recent Transactions: N/A</p>
75.		<p>Address: 2340 205th St. Square Footage: 13,700 Occupant: Beranek, Inc. Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	80.		<p>Address: 370-390 Amapola Ave. Square Footage: 96,279 Occupant: Multi-Tenant Available Space: 2,824 Asking Rate: \$1.10 G Recent Transactions: N/A</p>



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Santa Fe Track/US Steel Park

81.		<p>Address: 401 Amapola Ave. Square Footage: 11,300 Occupant: Raffaello Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	86.		<p>Address: 438 Amapola Ave. Square Footage: 24,962 Occupant: Multi-Tenant Available Space: 7,275 Asking Rate: \$1.15 G Recent Transactions: N/A</p>
82.		<p>Address: 411 Amapola Ave. Square Footage: 6,833 Occupant: Pharos Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	87.		<p>Address: 468 Amapola Ave. Square Footage: 10,306 Occupant: Sanyo Denki Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
83.		<p>Address: 421 Amapola Ave. Square Footage: 6,833 Occupant: Laxon Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	88.		<p>Address: 501 Amapola Ave. Square Footage: 36,172 Occupant: Edelbrock Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
84.		<p>Address: 431 Amapola Ave. Square Footage: 11,300 Occupant: Phenomenex Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	89.		<p>Address: 478 Amapola Ave. Square Footage: 12,881 Occupant: Sanyo Denki Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
85.		<p>Address: 406 Amapola Ave. Square Footage: 19,681 Occupant: Multi-Tenant Available Space: 2,350 Asking Rate: \$1.20 G Recent Transactions: N/A</p>	90.		<p>Address: 488 Amapola Ave. Square Footage: 9,750 Occupant: Sanyo Denki Available Space: N/A Asking Rate: \$.70 N or \$220.00 Recent Transactions: N/A</p>











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91.		<p>Address: 558 Amapola Ave. Square Footage: 7,586 Occupant: Solcom, Inc. Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 2255 Dominguez Way Square Footage: 10,339 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
92.		<p>Address: 568 Amapola Ave. Square Footage: 9,224 Occupant: Conesys Available Space: 9,224 Asking Rate: \$.80 N Recent Transactions: N/A</p>		<p>Address: 2275 Dominguez Way Square Footage: 11,430 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
93.		<p>Address: 578 Amapola Ave. Square Footage: 10,102 Occupant: OK Color America Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 2301 Dominguez Way Square Footage: 42,469 Occupant: Edelbrock Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
94.		<p>Address: 588 Amapola Ave. Square Footage: 10,188 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 548 Amapola Ave. Square Footage: 12,633 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
95.		<p>Address: 2225 Dominguez Way Square Footage: 10,985 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 518 Amapola Ave. Square Footage: 12,531 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>





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Santa Fe Track/US Steel Park

101.		<p>Address: 538 Amapola Ave. Square Footage: 11,821 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	106.		<p>Address: 2335 208th St. Square Footage: 38,120 Occupant: Rock-Ola Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
102.		<p>Address: 508 Amapola Ave. Square Footage: 10,901 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	107.		<p>Address: 431 Madrid Ave. Square Footage: 18,162 Occupant: Available Available Space: 18,162 Asking Rate: \$248,00 Recent Transactions: N/A</p>
103.		<p>Address: 528 Amapola Ave. Square Footage: 12,355 Occupant: DBL Inc. Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	108.		<p>Address: 411 Madrid Ave. Square Footage: 13,832 Occupant: Phenomenex Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
104.		<p>Address: 2200-30 Amapola Ct. Square Footage: 28,067 Occupant: Multi-Tenant Available Space: 3,146 Asking Rate: \$.85 G Recent Transactions: N/A</p>	109.		<p>Address: 410 Madrid Ave. Square Footage: 10,932 Occupant: Phenomenex Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
105.		<p>Address: 2280 208th St. Square Footage: 25,000 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	110.		<p>Address: 430 Madrid Ave. Square Footage: 18,162 Occupant: NTK Aviation America Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

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<p>111.</p>  <p>Address: 510 Madrid Ave. Square Footage: 66,435 Occupant: Edelbrock Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	 <p>115.</p> <p>Address: 2140-90 190th St. Square Footage: 275,000 Occupant: Multi-Tenant Available Space: 4,800 Asking Rate: \$.99 G Recent Transactions: N/A</p>
<p>112.</p>  <p>Address: 570 Madrid Ave. Square Footage: 11,888 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	 <p>116.</p> <p>Address: 19145 Gramercy Pl. Square Footage: 80,000 Occupant: Alpine Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>113.</p>  <p>Address: 580-90 Madrid Ave. Square Footage: 20,400 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	 <p>117.</p> <p>Address: 19475 Gramercy Pl. Square Footage: 40,800 Occupant: Mycom Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>114a.</p>  <p>Address: 538 Crenshaw Blvd. Square Footage: 174,361 Occupant: Nutri Bon Available Space: N/A Asking Rate: N/A Recent Transactions: Sold 5/13 for \$134.96</p>	 <p>118.</p> <p>Address: 19600-88 Van Ness Av. Square Footage: 177,372 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>114b.</p>  <p>Address: 566 Crenshaw Blvd. Square Footage: 265,418 Occupant: N/A Available Space: 265,418 Asking Rate: \$.68 N Recent Transactions: Sold 8/13 for \$126.97</p>	 <p>119.</p> <p>Address: 19800-888 Van Ness Av. Square Footage: 119,803 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

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120.		<p>Address: 19900-88 Van Ness Av. Square Footage: 206,055 Occupant: Funai Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	125.		<p>Address: 2201-2203 Dominguez Way Square Footage: 72,000 Occupant: N/A Available Space: 36,000 Asking Rate: \$.60 G Recent Transactions: N/A</p>
121.		<p>Address: 19700-88 Van Ness Av. Square Footage: 670,305 Occupant: Multi-Tenant Available Space: 244,689 Asking Rate: \$.68 N Recent Transactions: N/A</p>	126.		<p>Address: 2137 Dominguez Way Square Footage: 18,000 Occupant: Aqua-Flo Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
122.		<p>Address: 357-385 Van Ness Av. Square Footage: 327,000 Occupant: Multi-Tenant Available Space: 1,440 Asking Rate: \$1.15 G Recent Transactions: N/A</p>	127.		<p>Address: 2027 Harpers Way Square Footage: 560,000 Occupant: Virco Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
123.		<p>Address: 401 Van Ness Av. Square Footage: 100,000 Occupant: US Gypsum Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	128.		<p>Address: 1865-1963 Del Amo Blvd. Square Footage: 61,800 Occupant: Multi-Tenant Available Space: 5,457 Asking Rate: \$.75 G Recent Transactions: N/A</p>
124.		<p>Address: 501-555 Van Ness Av. Square Footage: 210,000 Occupant: Multi-Tenant Available Space: 37,800 Asking Rate: \$.62-\$.71G Recent Transactions: Leased 7/13 for \$.90 G</p>	129.		<p>Address: 1855 Del Amo Blvd. Square Footage: 9,795 Occupant: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

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130.		<p>Address: 1801 Del Amo Blvd. Square Footage: 6,700 Occupant: Hermach Machine Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	135.		<p>Address: 20655-675 Western Av. Square Footage: 129,200 Occupant: Multi-Tenant Available Space: 1,460 Asking Rate: \$1.25 G Recent Transactions: N/A</p>
131.		<p>Address: 1725 Del Amo Blvd. Square Footage: 7,317 Occupant: Lucy Ann Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	136.		<p>Address: 20775 Western Av. Square Footage: 22,918 Occupant: Multi-Tenant Available Space: 10,182 Asking Rate: \$1.05-\$1.20 G Recent Transactions: N/A</p>
132.		<p>Address: 20291 Western Av. Square Footage: 6,419 Occupant: Innovative Packaging Solutions Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	137.		<p>Address: 20817-19 Western Av. Square Footage: 7,034 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
133.		<p>Address: 20307-17 Western Av. Square Footage: 26,219 Occupant: Multi-Tenant Available Space: 5,000 Asking Rate: \$.85 G Recent Transactions: N/A</p>	138.		<p>Address: 20905-07 Western Av. Square Footage: 7,300 Occupant: Multi-Tenant Available Space: 7,300 Asking Rate: \$.74 G Recent Transactions: N/A</p>
134.		<p>Address: 20333-437 Western Av. Square Footage: 74,276 Occupant: Multi-Tenant Available Space: 27,230 Asking Rate: \$.69 G Recent Transactions: N/A</p>	139.		<p>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</p>

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140.		<p>Address: 20915-17 Western Av. Square Footage: 7,034 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 20815 Higgins Ct. Square Footage: 29,021 Occupant: Threebond Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
141.		<p>Address: 20916 Higgins Ct. Square Footage: 6,100 Occupant: Peptisynthia Inc. Available Space: 6,100 Asking Rate: \$1.50 G Recent Transactions: N/A</p>		<p>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</p>
142.		<p>Address: 20917 Higgins Ct. Square Footage: 30,760 Occupant: Textile Unlimited Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 20807-09 Higgins Ct. Square Footage: 8,048 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
143.		<p>Address: 20908-10 Higgins Ct. Square Footage: 7,034 Occupant: Peptisynthia Inc. Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 20801-03 Higgins Ct. Square Footage: 8,064 Occupant: Multi-Tenant Available Space: 4,047 Asking Rate: \$.89 G Recent Transactions: N/A</p>
144.		<p>Address: 20904-06 Higgins Ct. Square Footage: 7,300 Occupant: Multi-tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 1805 208th St. Square Footage: 8,000 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

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150.		<p>Address: 1827 208th St. Square Footage: 26,220 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	155.		<p>Address: 20525 Manhattan Pl. Square Footage: 11,850 Occupant: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: Sold 9/12 for \$197.26</p>
151.		<p>Address: 1830 208th St. Square Footage: 6,800 Occupant: N/A Available Space: N/A Asking Rate: \$.88 G Recent Transactions: N/A</p>	156.		<p>Address: 1830 205th St. Square Footage: 31,419 Occupant: I-Logistics Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
152.		<p>Address: 1840 208th St. Square Footage: 7,281 Occupant: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	157.		<p>Address: 1815 205th St. Square Footage: 56,177 Occupant: Multi-Tenant Available Space: 4,840 Asking Rate: \$.90- \$.95 G Recent Transactions: N/A</p>
153.		<p>Address: 20701 Manhattan Pl. Square Footage: 35,089 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	158.		<p>Address: 1835-45 205th St. Square Footage: 82,983 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
154.		<p>Address: 20675 Manhattan Pl. Square Footage: 98,000 Occupant: Trendnet Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	159.		<p>Address: 1840 205th St. Square Footage: 8,200 Occupant: Viper Technologies Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

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160.

Address: 1850 205th St.
Square Footage: 21,100
Occupant: Luminate
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: Sold 3/13 for \$211.56



161.

Address: 1860 205th St.
Square Footage: 8,200
Occupant: US Tool Group
Available Space: 8,200
Asking Rate: \$.87 G
Recent Transactions: N/A



166.

Address: 20435-45 Gramercy Pl.
Square Footage: 35,000
Occupant: Multi-Tenant
Available Space: 5,013
Asking Rate: \$.90
Recent Transactions: N/A



162.

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



167.

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



163.

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



168.

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



164.

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



169.

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

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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.



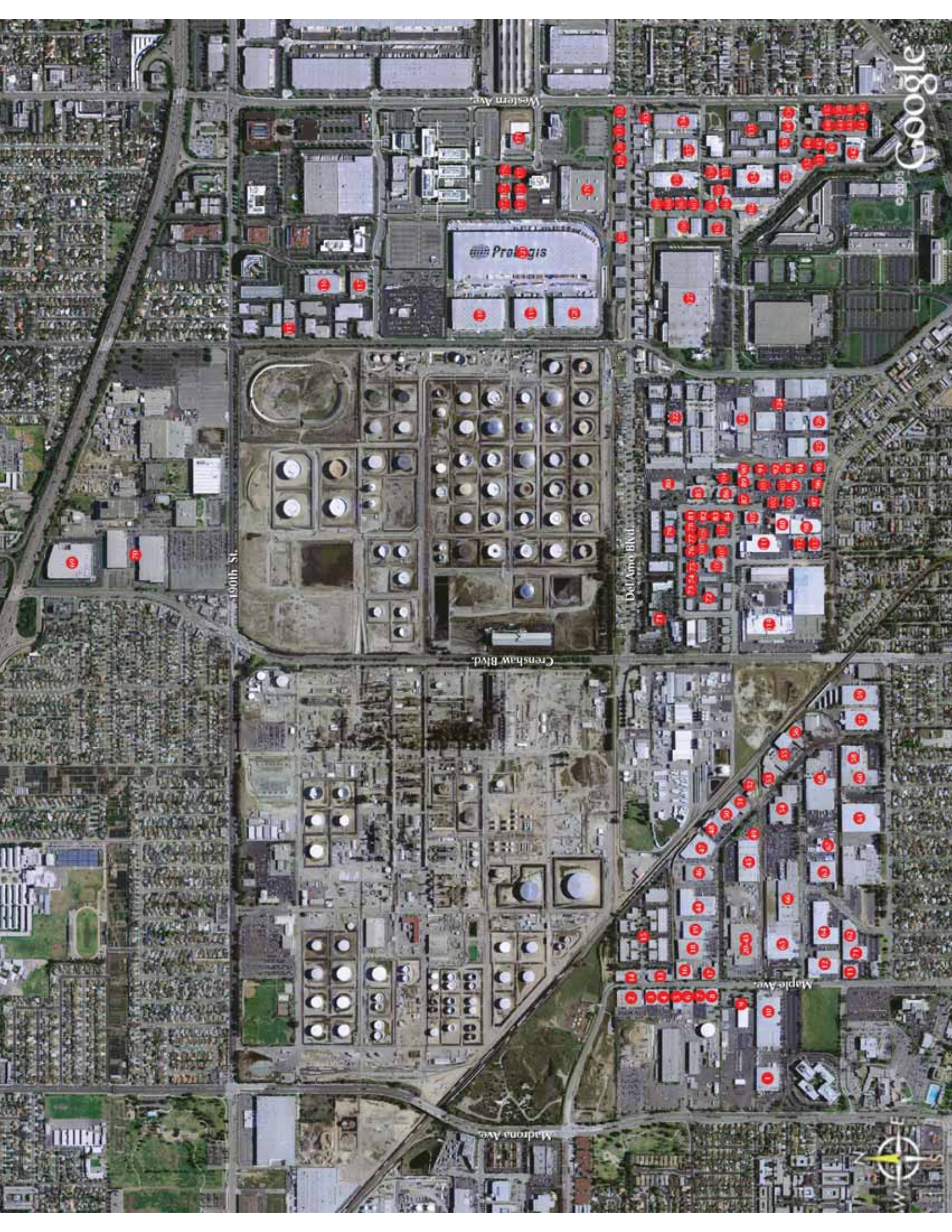
Address: 1861 Western Way
Square Footage: 12,012
Occupant: Quality Express
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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



Western Ave.

Crenshaw Blvd.

Dad Arno Blvd.

190th St.

Maple Ave.

Madrona Ave.

Prologis

