



CITY OF TORRANCE INDUSTRIAL MARKET

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

End of 4th Quarter 2015

**JEFFERY A. TUREK
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SECTION 1

RECENT TORRANCE TRANSACTIONS

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RECENT TORRANCE TRANSACTIONS

SOLD

3040-3050 Lomita Boulevard	71,496 Square Feet	\$139.49 PSF
23155 Kashiwa Court	38,375 Square Feet	\$200.00 PSF
23871-99 Madison Street	28,500 Square Feet	\$157.89 PSF
3415 Kashiwa Street	22,418 Square Feet	\$185.14 PSF
3420 Kashiwa Street	10,433 Square Feet	\$177.32 PSF
3737 West 240 th Street	8,544 Square Feet	\$338.25 PSF
20807-09 Higgins Court	8,048 Square Feet	\$215.95 PSF
2870 Columbia Street	8,010 Square Feet	\$221.85 psf
421 Amapola Avenue	6,833 Square Feet	\$255.00 PSF

LEASED

588 Crenshaw Boulevard	265,418 Square Feet	\$0.66 PSF N
19788 Van Ness Avenue	244,689 Square Feet	\$0.66 PSF N
540 Hawaii Avenue	56,400 Square Feet	\$0.55 PSF N
4302 190 th Street	54,033 Square Feet	\$0.75 PSF N
4306 190 TH Street	39,247 Square Feet	\$0.65 PSF N
2203 Dominguez Way	36,000 Square Feet	\$0.55 PSF G
2580 West 237 th Street	31,464 Square Feet	\$0.72 PSF N
23935 Madison Street	20,408 Square Feet	\$0.88 PSF G
4310 190 th Street	19,620 Square Feet	\$1.15 PSF N
3680 Skypark Drive	14,000 Square Feet	\$0.69 PSF G
3055 Kashiwa Street	11,408 Square Feet	\$0.67 PSF G
568 Amapola Avenue	10,833 Square Feet	\$0.80 PSF N
3400 Kashiwa Street	8,936 Square Feet	\$1.05 PSF G
3121 Fujita Street	8,600 Square Feet	\$0.86 PSF N



SECTION 2

RESULTS UPDATE

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

<u>Landlord/Seller</u>	<u>Tenant/Buyer</u>	<u>Size (SF)</u>	<u>Type</u>	<u>Property Address</u>
MGA Entertainment	Owens & Minor	300,000	Lease	1651 California Street
EJC Ontario Gateway West LLC	Philips Electronics North America	245,858	Lease	1375 East Locust Avenue
Image Properties LLC	Cytec Engineered Materials	203,425	Lease	22600 Savi Ranch Parkway
Kemper Properties LLC	Southern California Industrial Fund	195,900	Sale	4300-4320 West 190th Street
Telacu	Aaron Brothers	174,240	Lease	5500 Olympic Boulevard
KTR Capital Partners	Genlyte Thomas Group	115,035	Lease	13169 Slover Avenue
Ismos Investments	Cytec Inc.	108,900	Lease	3845 Coronado Street
Valdry & Zenobia Ivars	LowCost Auto LLC	98,445	Sale	14725 Maple Avenue
Asset Management Systems	Argon Industries	80,000	Lease	1780 Oak Street
Panattoni Development	La Salle Bristol	65,659	Lease	7130 Sycamore Canyon Road
North Anaheim Associates	Cytec Inc.	65,340	Lease	1100 Patt Street
American Pneumatic Tools	Tank & Refinery Services	53,818	Lease	14710 South Maple Avenue
Riverside Investments Company	La Salle Bristol	53,580	Lease	6261 Box Springs Boulevard
Box Springs Boulevard LLC	La Salle Bristol	50,000	Lease	6251 Box Springs Boulevard
Sherwyn Turbow	Sport's 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
Victoria Street LLC	Select Aircargo Services	22,000	Lease	363 Victoria Street
Chris & Linda Nanji	John & Jane Waiser	21,700	Sale	23145 Kashiwa Court
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
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
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



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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 Avenue
Modern Knit Trim	Santec Inc.	11,000	Lease	13921 South Figueroa Street
Denhart Properties	Grace Family Trust	10,762	Sale	21000 South Wilmington Avenue
Lloyd Ashman	Denhart Properties	10,762	Sale	21000 South Wilmington Avenue
Lloyd Ashman	Legacy Brass	10,762	Lease	21000 South Wilmington Avenue
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
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



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<u>Landlord/Seller</u>	<u>Tenant/Buyer</u>	<u>Size (SF)</u>	<u>Type</u>	<u>Property Address</u>
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	Christianic & 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
Richard Meine Trust	Animated Business Solutions	7,251	Lease	23911 Garnier Street
Richard Meine Trust	Monterey Graphics	7,251	Lease	23911 Garnier Street
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 Boulevard
Konax Investments	Phenomenex	6,833	Sale	421 Amapola Avenue
Grea Family Trust	Max Matsuhashi	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
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	Technin 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



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<u>Landlord/Seller</u>	<u>Tenant/Buyer</u>	<u>Size (SF)</u>	<u>Type</u>	<u>Property Address</u>
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
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 Supply	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
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
Hillside Village LLC	Dr. Daryl Rheuark	3,122	Lease	24520 Hawthorne Boulevard
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
Paras LLC	REM Sleep Labs	2,855	Lease	23332 Hawthorne Boulevard
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 Anifuso	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



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<u>Landlord/Seller</u>	<u>Tenant/Buyer</u>	<u>Size (SF)</u>	<u>Type</u>	<u>Property Address</u>
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
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	Dello 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



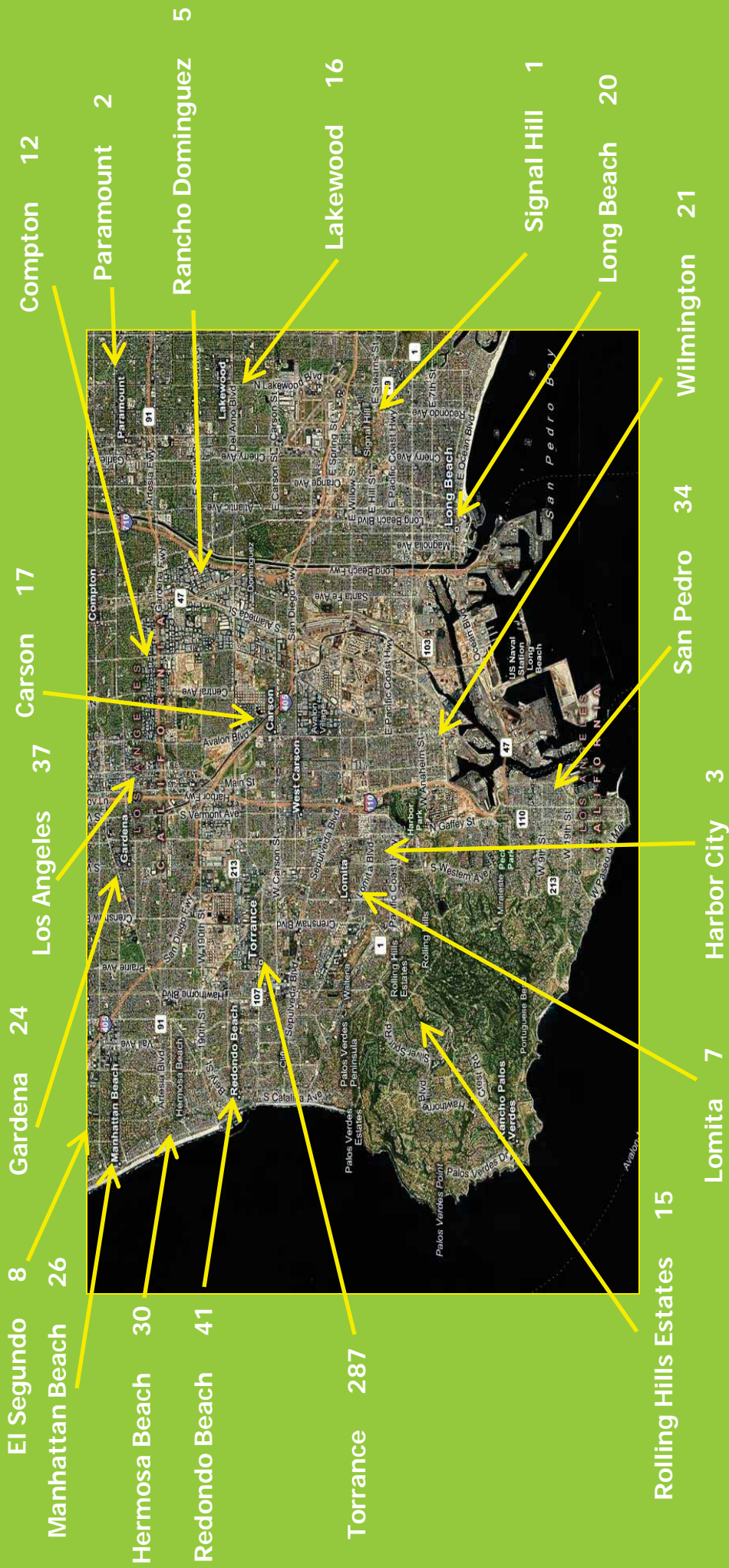
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BY JEFFERY A. TUREK (310) 802-2545**

<u>Landlord/Seller</u>	<u>Tenant/Buyer</u>	<u>Size (SF)</u>	<u>Type</u>	<u>Property Address</u>
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 1, Lawndale 5, North Hollywood 30, Oakland 1, Ontario 3, Orange 1, Oxnard 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, Yorba Linda 1

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INVESTMENT SALES - LANDLORD REPRESENTATION - TENANT REPRESENTATION - CONSULTING





SECTION 3

TORRANCE AIRPORT

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Torrance Airport Industrial Market Survey








Prepared by: Jeffery A. Turek
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	<p>1. Address: 3445 Kashiwa St. Square Footage: 18,050 Occupant: IESCO Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<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>
	<p>2. Address: 3415 Kashiwa St. Square Footage: 22,416 Occupant: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: Sold 1/15 for \$185.14</p>		<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>
	<p>3. Address: 3325 Kashiwa St. Square Footage: 13,282 Occupant: JGMC Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 3135 Kashiwa St. Square Footage: 16,234 Occupant: Multi-Tenant Available Space: 5,000 Asking Rate: \$.85 G Recent Transactions: N/A</p>
	<p>4. Address: 3305 Kashiwa St. Square Footage: 39,700 Occupant: Sun Chlorella Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<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>
	<p>5. Address: 3203 Kashiwa St. Square Footage: 19,073 Occupant: AOS Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<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

Torrance Airport Industrial Market Survey

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- | | |
|---|--|
| <p>11. </p> <p>Address: 3055 Kashiwa St.
Square Footage: 11,408
Occupant: Advanced Tech Infrastructure
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Leased 4/15 for \$.67 G</p> | <p>16. </p> <p>Address: 3400 Kashiwa St.
Square Footage: 8,936
Occupant: Advantage Products Group
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Leased 11/15 for \$1.05 G</p> |
| <p>12. </p> <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> | <p>17. </p> <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> |
| <p>13. </p> <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> | <p>18. </p> <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> |
| <p>14. </p> <p>Address: 3015-3017 Kashiwa St.
Square Footage: 18,097
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Transactions: N/A</p> | <p>19. </p> <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> |
| <p>15. </p> <p>Address: 3420 Kashiwa St.
Square Footage: 10,433
Occupant: Yamaya
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 4/15 for \$177.32</p> | <p>20. </p> <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> |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Torrance Airport Industrial Market Survey

	<p>21. Address: 3170 Kashiwa St. Square Footage: 6,095 Occupant: Bachem Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 3102-3112 Kashiwa St. Square Footage: 23,000 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
	<p>22. Address: 3162 Kashiwa St. Square Footage: 6,095 Occupant: Barnes Systems Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 3046 Kashiwa St. Square Footage: 11,000 Occupant: The Ely Co. Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
	<p>23. Address: 3152 Kashiwa St. Square Footage: 13,908 Occupant: Bachem Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 3032 Kashiwa St. Square Footage: 11,000 Occupant: Autocraft Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
	<p>24. Address: 3132 Kashiwa St. Square Footage: 12,854 Occupant: Bachem Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 23105 Kashiwa Ct. Square Footage: 50,779 Occupant: Ledtronics Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
	<p>25. Address: 3122 Kashiwa St. Square Footage: 11,500 Occupant: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 23145 Kashiwa Ct. Square Footage: 22,340 Occupant: HNP Pharmaceuticals Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

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31.

Address: 23155 Kashiwa Ct.
Square Footage: 38,375
Occupant: GCS
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 8/15 for \$200.00



36.

Address: 3415 Fujita St.
Square Footage: 5,355
Occupant: The Stewart Company
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



32.

Address: 23110 Kashiwa Ct.
Square Footage: 5,344
Occupant: Roberts' s Research Labs
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



37.

Address: 3401 Kashiwa St.
Square Footage: 6,240
Occupant: EDCO
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



33.

Address: 23140 Kashiwa Ct.
Square Footage: 6,800
Occupant: Mark LaCharite Homes
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



38.

Address: 3305 Kashiwa St.
Square Footage: 7,125
Occupant: Gorgian Properties
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



34.

Address: 23150 Kashiwa Ct.
Square Footage: 5,344
Occupant: Robert' s Research Labs
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



39.

Address: 3301 Fujita St.
Square Footage: 7,125
Occupant: VCA Kennel Club
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



35.

Address: 3425 Fujita St.
Square Footage: 5,355
Occupant: Amonix
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



40.

Address: 3205 Fujita St.
Square Footage: 8,944
Occupant: Marvin Goodfriend
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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<p>41.</p> 	<p>Address: 3175 Fujita St. Square Footage: 7,832 Occupant: Inter Trade Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 3115-3121 Fujita St. Square Footage: 8,600 Occupant: Universal Cloud Nine Available Space: N/A Asking Rate: N/A Recent Transactions: Leased 5/15 for \$\$.86 N</p>
<p>42.</p> 	<p>Address: 3171 Fujita St. Square Footage: 26,720 Occupant: Multi-tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 3111 Fujita St. Square Footage: 14,478 Occupant: General Dynamics Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>43.</p> 	<p>Address: 3165 Fujita St. Square Footage: 6,565 Occupant: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 3051 Fujita St. Square Footage: 21,856 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>44.</p> 	<p>Address: 3415 Fujita St. Footage: 6,408 Occupant: Revtek Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 3031 Fujita St. Square Footage: 23,448 Occupant: Cosworth Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>45.</p> 	<p>Address: 3401 Fujita St. Square Footage: 13,371 Occupant: Bachem Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 3450 Fujita St. Square Footage: 8,120 Occupant: Ocean Duke Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

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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



65.

Address: 23661 Telo Ave.
Square Footage: 24,548
Occupant: Industrial Dynamics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



66.

Address: 2645 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: 4,412
Asking Rate: \$1.25 G
Recent Transactions: N/A

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71. **Address: 2780-2788 237th St.**
Square Footage: 30,000
Occupant: Alpinestars
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



Address: 2550-2560 237th St.
Square Footage: 21,457
Occupant: Multi-Tenant
Available Space: 10,510
Asking Rate: \$.85 N
Recent Transactions: N/A



72. **Address: 2690 237th St.**
Square Footage: 12,192
Occupant: IAI
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



Address: 2540-2542 237th St.
Square Footage: 22,882
Occupant: Photo Service
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



73. **Address: 2632 237th Ave.**
Square Footage: 35,417
Occupant: California Water Service Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



Address: 2530 237th St.
Square Footage: 16,259
Occupant: Jo's Candies
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



74. **Address: 2580 237th St.**
Square Footage: 31,464
Occupant: Icarco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Leased 4/15 for \$.72 N



Address: 2520 237th St.
Square Footage: 22,882
Occupant: Intelligent Optical System
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



75. **Address: 2570 237th St.**
Square Footage: 12,020
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A





Address: 23207 Early Ave.
Square Footage: 8,000
Occupant: Devico Construction
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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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>		<p>Address: 3201 Lomita Blvd. Square Footage: 261,690 Occupant: Honeywell 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>		<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>
83.		<p>Address: 3431-3425 Lomita Blvd. Square Footage: 28,311 Occupant: Micronova Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>		<p>Address: 3109-3111 Lomita Blvd. Square Footage: 62,521 Occupant: Multi-Tenant Available Space: 13,578 Asking Rate: \$.89 G 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>		<p>Address: 3105 Lomita Blvd. Square Footage: 29,884 Occupant: TMH 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>		<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>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>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>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>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: Totex Available Space: N/A Asking Rate: N/A Recent Transactions: Sold 9/15 for \$139.49</p>		<p>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.

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



106.

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



102.

Address: 24310 Garnier
Square Footage: 33,253
Occupant: N/A
Available Space: 33,253
Asking Rate: \$.86 G
Recent Transactions: N/A



107.

Address: 3680 Skypark Dr.
Square Footage: 14,000
Occupant: LMT Motors
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Leased 10/1 for \$.69 G



103.

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



108.

Address: 3640 Skypark Dr.
Square Footage: 15,985
Occupant: Multi-Tenant
Available Space: 6,538
Asking Rate: \$.90 G
Recent Transactions: N/A



104.

Address: 2675 Skypark Dr.
Square Footage: 54,424
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A



109.

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



105.

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











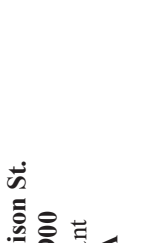

110.

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

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<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: N/A Asking Rate: N/A Recent Transactions: Sold 4/15 for \$157.89</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: 20,408 Occupant: TK Services Available Space: N/A Asking Rate: N/A Recent Transactions: Leased 11/1 for \$.88 G</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: N/A Asking Rate: N/A 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>

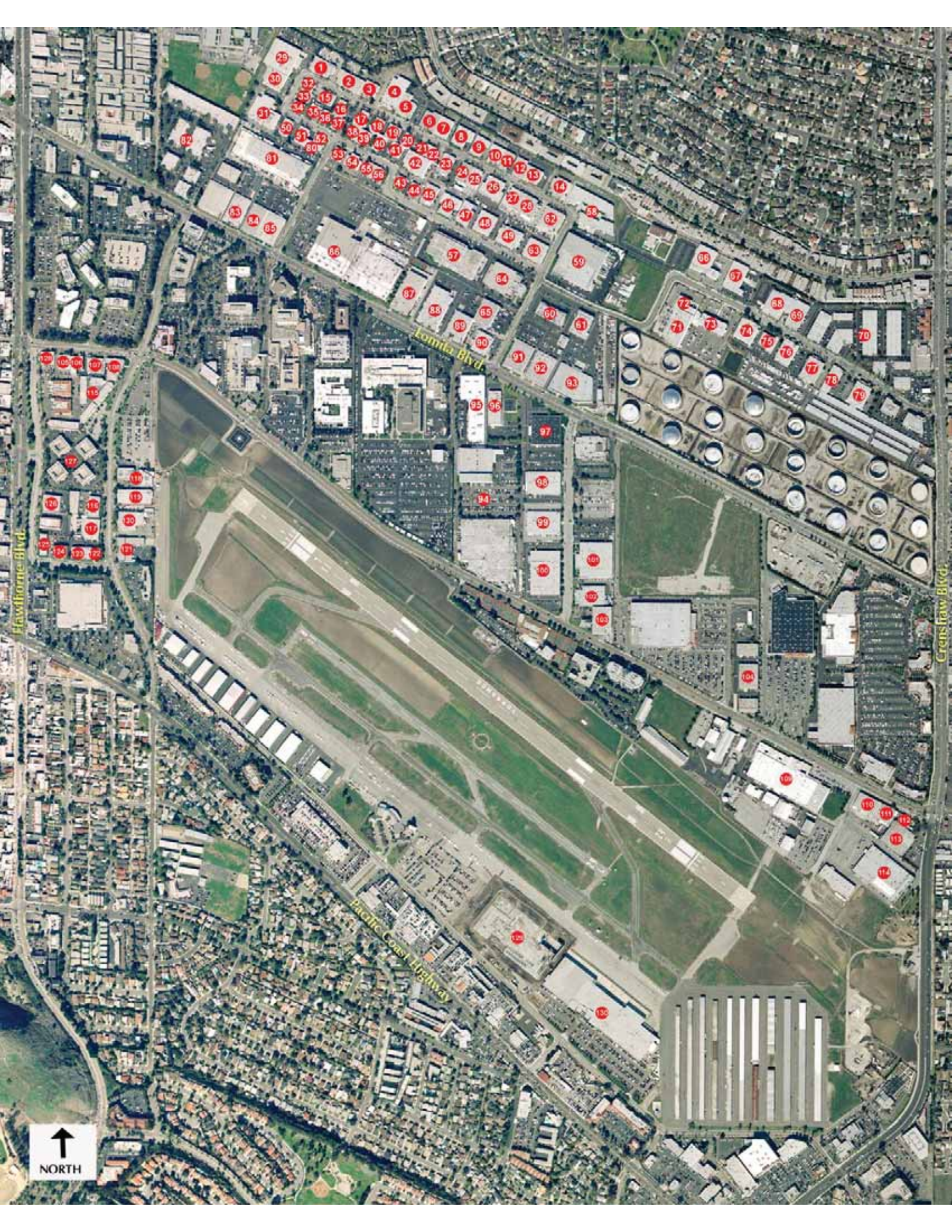
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- | | | | | | |
|------|---|--|------|---|--|
| 121. |  | <p>Address: 23950-70 Madison St.
Square Footage: 22,184
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | 126. |  | <p>Address: 23870-90 Hawthorne Blvd.
Square Footage: 17,300
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> |
| 122. |  | <p>Address: 3665 240th St.
Square Footage: 8,676
Occupant: KopyKake
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | 127. |  | <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> |
| 123. |  | <p>Address: 3701 240th St.
Square Footage: 15,000
Occupant: Kopykake
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A</p> | 128. |  | <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> |
| 124. |  | <p>Address: 3737 240th St.
Square Footage: 8,554
Occupant: Kopykake
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 10/15 for \$338.25</p> | 129. |  | <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> |
| 125. |  | <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> | 130. |  | <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> |

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Hawthorne Blvd

Lomita Blvd

Pacific Coast Highway

Crenshaw Blvd



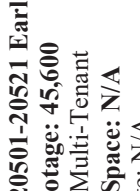

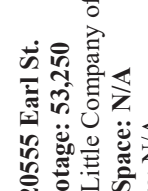

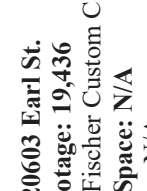

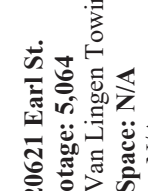

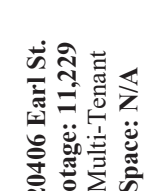



SECTION 4

WEST TORRANCE









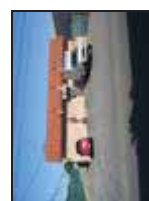

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West Torrance Industrial Market Survey

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











KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

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> |











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West Torrance Industrial Market Survey

- | | | | | | |
|-----|---|---|---|-----|---|
| 21. |  | <p>Address: 4025 Spencer St.
 Square Footage: 41,120
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |  | 26. | <p>Address: 4100 190th St.
 Square Footage: 363,574
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 22. |  | <p>Address: 4030-4050 Spencer St.
 Square Footage: 61,992
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |  | 27. | <p>Address: 19500 Mariner Ave.
 Square Footage: 91,691
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A</p> |
| 23. |  | <p>Address: 3830-3914 Del Amo Blvd.
 Square Footage: 150,000
 Occupant: Multi-Tenant
 Available Space: 6,640
 Asking Rate: \$1.40 G
 Recent Transactions: N/A</p> |  | 28. | <p>Address: 19601 Mariner Ave.
 Square Footage: 22,791
 Occupant: Healthcare Partners
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 24. |  | <p>Address: 4302-4310 190th St.
 Square Footage: 109,900
 Occupant: Mutli-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: Leased 3/15 for \$1.15 N</p> |  | 29. | <p>Address: 19675 Mariner Ave.
 Square Footage: 17,725
 Occupant: PandaAmerica Corp.
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 25. |  | <p>Address: 4240 190th St.
 Square Footage: 306,836
 Occupant: Mutli-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |  | 30. | <p>Address: 19801 Mariner Ave.
 Square Footage: 14,929
 Occupant: Paragon
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |

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West Torrance Industrial Market Survey

<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: 33,702 Asking Rate: \$1.10 N 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>

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West Torrance Industrial Market Survey

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: 78,772
Occupant: Kubota Tractor
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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190th St

Del Amo Ave

Hawthorne Blvd

Katonia Ave



North











SECTION 5

SANTA FE TRACT/US STEEL PARK

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Santa Fe Track/US Steel Park

- | | | | | | |
|----|---|---|-----|---|---|
| 1. |  | <p>Address: 20608 Madrona Ave.
 Square Footage: 62,000
 Occupant: Panasonic
 Available Space: 62,000
 Asking Rate: \$.66 N
 Recent Transactions: N/A</p> | 6. |  | <p>Address: 387-389 Maple Ave.
 Square Footage: 17,982
 Occupant: N/A
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 2. |  | <p>Address: 325 Maple Ave.
 Square Footage: 47,740
 Occupant: Compex
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 7. |  | <p>Address: 445 Maple Ave.
 Square Footage: 15,251
 Occupant: US Hybrid
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 3. |  | <p>Address: 335-355 Maple Ave.
 Square Footage: 19,200
 Occupant: Multi-Tenant
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 8. |  | <p>Address: 455 Maple Ave.
 Square Footage: 20,400
 Occupant: Rytan
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 4. |  | <p>Address: 365 Maple Ave.
 Square Footage: 19,200
 Occupant: Polypeptide
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 9. |  | <p>Address: 505 Maple Ave.
 Square Footage: 50,000
 Occupant: SCE
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> |
| 5. |  | <p>Address: 375 Maple Ave.
 Square Footage: 18,032
 Occupant: Anza Rents
 Available Space: N/A
 Asking Rate: N/A
 Recent Transactions: N/A</p> | 10. |  | <p>Address: 525 Maple Ave.
 Square Footage: 143,296
 Occupant: Panasonic
 Available Space: 143,296
 Asking Rate: \$.66 N
 Recent Transactions: N/A</p> |

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Santa Fe Track/US Steel Park



11.

Address: 600 Maple Ave.
Square Footage: 56,064
Occupant: Multi-Tenant
Available Space: 6,720
Asking Rate: \$.81 G
Recent Transactions: N/A



16.

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



17.

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



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: 2,200
Asking Rate: \$1.15 G
Recent Transactions: N/A



20.

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




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Santa Fe Track/US Steel Park

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











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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: Ofiplex 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: Momentum Engineering Group Available Space: N/A Asking Rate: N/A 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: N/A</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: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

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Santa Fe Track/US Steel Park

41.		<p>Address: 2870 Columbia St., Unit C6 Square Footage: 8,010 Occupant: Cynan Technologies Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	46.		<p>Address: 2815 Columbia St. Square Footage: 36,539 Occupant: Pentel Available Space: N/A Asking Rate: N/A 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: N/A Asking Rate: N/A Recent Transactions: N/A</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

<p>51.</p>  <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>	<p>56.</p>  <p>Address: 570 Alaska Ave. Square Footage: 31,178 Occupant: N/A Available Space: 31,178 Asking Rate: TBD Recent Transactions: N/A</p>
<p>52.</p>  <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>	<p>57.</p>  <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>
<p>53.</p>  <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>	<p>58.</p>  <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>
<p>54.</p>  <p>Address: 475 Alaska Ave. Square Footage: 83,828 Occupant: Celestron Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	<p>59.</p>  <p>Address: 2535 Maricopa Ave. Square Footage: 82,162 Occupant: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
<p>55.</p>  <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>	<p>60.</p>  <p>Address: 2645 Maricopa Ave. Square Footage: 83,866 Occupant: Products Engineering Available Space: 83,866 Asking Rate: \$.42 N Recent Transactions: N/A</p>











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Santa Fe Track/US Steel Park

<p>61.</p>  <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>66.</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>
<p>62.</p>  <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>67.</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>
<p>63.</p>  <p>Address: 540 Hawaii Ave. Square Footage: 56,400 Occupant: Choura Events Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	<p>68.</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>
<p>64.</p>  <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>69.</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>
<p>65.</p>  <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>70.</p>  <p>Address: 18600-732 Crenshaw Bl. Square Footage: 196,000 Occupant: Multi-Tenant Available Space: 29,551 Asking Rate: \$.75 N 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: N/A Asking Rate: N/A 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: 2,544 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: 3,817 Asking Rate: \$1.20 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: N/A Asking Rate: N/A 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: 2,025 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: Phenomenex 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: 2,625 Asking Rate: \$1.20 G Recent Transactions: N/A</p>	90.		<p>Address: 488 Amapola Ave. Square Footage: 9,750 Occupant: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

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BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park

91.		<p>Address: 558 Amapola Ave. Square Footage: 7,586 Occupant: Solcom, Inc. Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	96.		<p>Address: 2255 Dominguez Way Square Footage: 10,339 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
92.		<p>Address: 568 Amapola Ave. Square Footage: 10,833 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	97.		<p>Address: 2275 Dominguez Way Square Footage: 11,430 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
93.		<p>Address: 578 Amapola Ave. Square Footage: 10,102 Occupant: OK Color America Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	98.		<p>Address: 2301 Dominguez Way Square Footage: 42,469 Occupant: Edelbrock Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
94.		<p>Address: 588 Amapola Ave. Square Footage: 10,188 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	99.		<p>Address: 548 Amapola Ave. Square Footage: 12,633 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
95.		<p>Address: 2225 Dominguez Way Square Footage: 10,985 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	100.		<p>Address: 518 Amapola Ave. Square Footage: 12,531 Occupant: Conesys Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>

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Santa Fe Track/US Steel Park

101.



Address: 538 Amapola Ave.
Square Footage: 11,821
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

106.



Address: 2335 208th St.
Square Footage: 38,120
Occupant: Rock-Ola
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

102.



Address: 508 Amapola Ave.
Square Footage: 10,901
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

107.



Address: 431 Madrid Ave.
Square Footage: 18,162
Occupant: Rock-Ola
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

103.



Address: 528 Amapola Ave.
Square Footage: 12,355
Occupant: DBL Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

108.



Address: 411 Madrid Ave.
Square Footage: 13,832
Occupant: Phenomenex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

104.



Address: 2200-30 Amapola Ct.
Square Footage: 28,067
Occupant: Multi-Tenant
Available Space: 3,146
Asking Rate: \$.85 G
Recent Transactions: N/A

109.



Address: 410 Madrid Ave.
Square Footage: 10,932
Occupant: Phenomenex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

105.



Address: 2280 208th St.
Square Footage: 25,000
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

Address: 430 Madrid Ave.
Square Footage: 18,162
Occupant: NTK Aviation America
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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Santa Fe Track/US Steel Park

111.		<p>Address: 510 Madrid Ave. Square Footage: 66,435 Occupant: Edelbrock Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	115.		<p>Address: 2140-90 190th St. Square Footage: 275,000 Occupant: Multi-Tenant Available Space: 5,000 Asking Rate: \$1.05 G Recent Transactions: N/A</p>
112.		<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>	116.		<p>Address: 19145 Gramercy Pl. Square Footage: 80,000 Occupant: Alpine Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
113.		<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>	117.		<p>Address: 19475 Gramercy Pl. Square Footage: 40,800 Occupant: Mycom Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
114a.		<p>Address: 538 Crenshaw Blvd. Square Footage: 174,361 Occupant: Nutri Bon Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	118.		<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>
114b.		<p>Address: 588 Crenshaw Blvd. Square Footage: 265,418 Occupant: Loreal Available Space: N/A Asking Rate: N/A Recent Transactions: Leased 9/15 for \$.66N</p>	119.		<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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Santa Fe Track/US Steel Park

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: N/A Asking Rate: N/A Recent Transactions: Leased 10/14 for \$.55G</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: 36,000 Occupant: N/A 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: 28,667 Asking Rate: \$1.05-\$1.40 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: N/A Asking Rate: N/A Recent Transactions: N/A</p>
124.		<p>Address: 501-555 Van Ness Av. Square Footage: 210,000 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</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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Santa Fe Track/US Steel Park

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: 6,814 Asking Rate: \$1.30 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: 2,620 Asking Rate: \$1.25 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: N/A Asking Rate: N/A Recent Transactions: N/A</p>	138.		<p>Address: 20905-07 Western Av. Square Footage: 7,300 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
134.		<p>Address: 20333-437 Western Av. Square Footage: 74,276 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A 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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Santa Fe Track/US Steel Park

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>	145.		<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: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	146.		<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>	147.		<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>	148.		<p>Address: 20801-03 Higgins Ct. Square Footage: 8,064 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A 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>	149.		<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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Santa Fe Track/US Steel Park

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: N/A</p>
151.		<p>Address: 1830 208th St. Square Footage: 6,800 Occupant: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	156.		<p>Address: 1830 205th St. Square Footage: 31,419 Occupant: I-Logistics Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>
152.		<p>Address: 1840 208th St. Square Footage: 7,281 Occupant: N/A Available Space: N/A Asking Rate: N/A Recent Transactions: N/A</p>	157.		<p>Address: 1815 205th St. Square Footage: 56,177 Occupant: Multi-Tenant Available Space: N/A Asking Rate: N/A 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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Santa Fe Track/US Steel Park

160.



Address: 1850 205th St.
Square Footage: 21,100
Occupant: Luminare
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

161.



Address: 1860 205th St.
Square Footage: 8,200
Occupant: US Tool Group
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

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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Santa Fe Track/US Steel Park

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

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Western Ave.

Crenshaw Blvd.

Dad Arno Blvd.

190th St.

Maple Ave.

Madrona Ave.

Prologis

