CITY OF TORRANCE INDUSTRIAL MARKET

TORRANCE AIRPORT
WEST TORRANCE
SANTA FE TRACT/US STEEL PARK

End of 3rd Quarter 2009

JEFFERY A. TUREK
RE/MAX COMMERCIAL & INVESTMENT REALTY
23740 HAWTHORNE BOULEVARD
SUITE 202
TORRANCE, CA 90505
(310) 802-2545
(310) 802-2546 (FAX)
California License # 01260097
jturek@remaxcir.com

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SECTION 1

THE REAL ESTATE MARKET

THE REAL ESTATE MARKET

The South Bay continues to be one of the nation's strongest industrial markets. However, the vacancy rate continues to slowly increase and as a result rental rates and sale prices have decreased. With a vacancy rate of 3.9% the City of Torrance is well below that of the surrounding South Bay cities which is now at 4.95%.

Over the past decade, the South Bay industrial market recovered from the downsizing of the aerospace/defense industry to re-orient itself around warehousing/logistics and small to mid-sized manufacturing. As a result, the current downturn offers opportunities as new industrial clusters form, although it will be interesting to see what types of firms grow in the wake of a consolidation in the logistics sector.

Prices will be the main driver of activity in the latter part of 2009 early 2010 as businesses continue to watch their bottom line, including their occupancy costs.

A few noteworthy industrial Torrance transactions include the following:

SALE

3201 Lomita Boulevard	261,690 Square Feet	$121.14 PSF
20905-20907 Western Avenue	7,300 Square Feet	$164.38 PSF

LEASE

19700-19888 Van Ness Avenue	425,600 Square Feet	$0.62 N PSF
20333-20437 Western Avenue	27,000 Square Feet	$0.63 N PSF
1850 205th Street	21,100 Square Feet	$0.90 G PSF

SECTION 2

AVAILABLE PROPERTY BROCHURES

AVAILABLE!

3055 Kashiwa Street

Torrance, California 90505

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION - CONSULTING

BEST SOUTH BAY VALUE!

- 11,408 Square Feet
- 2,244 Square Feet of Offices
- 1600 Amps of Power
- 2 Ground Level Doors
- Fenced Yard
- 24 Car Parking
- 16' Minimum Clear Height

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION - CONSULTING

JEFFERY A. TUREK

(310) 802-2545

jturek@remaxcir.com

23740 Hawthorne Blvd, 2nd Floor, Torrance, CA 90505
Phone: (310) 802-2500 Fax: (310) 802-2560
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RE/MAX COMMERCIAL

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AVAILABLE!

6603 Darin Way

Cypress, California 90630

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION - CONSULTING

- 39,313 Square Feet
- 2000 Amps/277-480 Volts
- 2 Dock High Positions
- 3 Ground Level Doors
- 10,500 Square Feet of Office
- Large Fenced Yard
- Sprinklers
- 24' Minimum Clear Height
- Term Thru 6/30/2012

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AVAILABLE!

1561 Eastridge Ave, Ste 102

Riverside, California 92507

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION - CONSULTING

- 40,400 Square Feet
- 2,590 Square Feet of Offices
- 7 Dock High Positions
- 1 Ground Level Door
- ESFR
- Immediate Freeway Access
- 28' Minimum Clear Height
- Term Thru 5/31/2011

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION - CONSULTING

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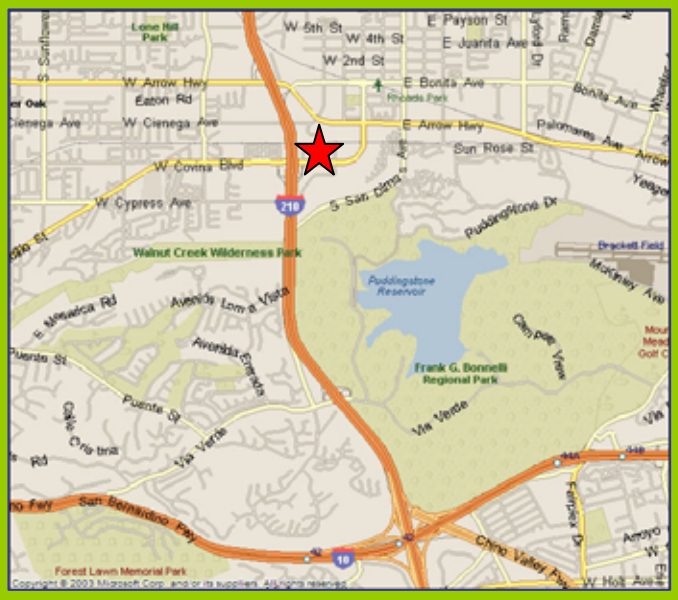
AVAILABLE!

601-633 West Terrace Dr

San Dimas, California 91773

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION - CONSULTING

- 45,120 Square Feet
- 3,000 Square Feet of Offices
- 8 Dock High Positions
- 1 Ground Level Door
- Fenced Yard
- Immediate Freeway Access
- 24' Minimum Clear Height
- Term Thru 4/30/2011



INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION - CONSULTING

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SECTION 3

RESULTS UPDATE

RESULTS UPDATE!

TENANT REPRESENTATION – INVESTMENT SALES – LANDLORD REPRESENTATION - CONSULTING

1000 SYCAMORE CANYON
65,659 SF

19803 HAMILTON AVENUE
7,552

12001 N. MAIN STREET
439,072 SF

14710 MAPLE AVENUE
53,818 SF

13169 SLOVER AVENUE
115,035 SF

331 N FRIES AVENUE
23,394 SF

1426 N. BURTON PLACE
24,374 SF

1125 W VICTORIA
10,386 SF

11754 CABERNET DRIVE
310,100 Square Feet

TENANT REPRESENTATION – INVESTMENT SALES – LANDLORD REPRESENTATION - CONSULTING

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RE/MAX COMMERCIAL

SECTION 4

TORRANCE AIRPORT

Torrance Airport Industrial Market Survey

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

1.

Address: 3445 Kashiwa St.
Square Footage: 18,050
Occupant: IESCO
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

2.

Address: 3415 Kashiwa St.
Square Footage: 18,060
Occupant: Topwin Corp.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

3.

Address: 3325 Kashiwa St.
Square Footage: 13,282
Occupant: JGMC
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

4.

Address: 3305 Kashiwa St.
Square Footage: 39,700
Occupant: Sun Chlorella
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

5.

Address: 3203 Kashiwa St.
Square Footage: 19,073
Occupant: Keller Engineering
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

6.

Address: 3171 Kashiwa St.
Square Footage: 16,806
Occupant: Sun Flow, Inc
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

7.

Address: 3155 Kashiwa St.
Square Footage: 14,200
Occupant: Sander Engineering
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

8.

Address: 3135 Kashiwa St.
Square Footage: 16,234
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

9.

Address: 3115 Kashiwa St.
Square Footage: 13,179
Occupant: JP Associates
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

10.

Address: 3105 Kashiwa St.
Square Footage: 13,300
Occupant: Precision Fiberglass
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

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11.

Address: 3055 Kashiwa St.
Square Footage: 11,408
Occupant: Available
Available Space: 11,408
Asking Rate: $.62 N
Recent Transactions: N/A

12.

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

13.

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

14.

Address: 3015-3017 Kashiwa St.
Square Footage: 16,317
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Transactions: N/A

15.

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

16.

Address: 3400 Kashiwa St.
Square Footage: 7,000
Occupant: Byokane Corp.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

17.

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

18.

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

19.

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

20.

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

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21.

Address: 3170 Kashiwa St.
Square Footage: 6,095
Occupant: Bachem
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

23.

Address: 3152 Kashiwa St.
Square Footage: 13,908
Occupant: Bachem
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

25.

Address: 3122 Kashiwa St.
Square Footage: 11,595
Occupant: Five Star Graphics
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: Leased 5/09 for $.60 G

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

28.

Address: 3032 Kashiwa St.
Square Footage: 11,000
Occupant: Autocraft
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

30.

Address: 23145 Kashiwa Ct.
Square Footage: 21,700
Occupant: Walser's
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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31.

Address: 23155 Kashiwa Ct.
Square Footage: 41,840
Occupant: GCS
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

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

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

35.

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

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

37.

Address: 3401 Kashiwa St.
Square Footage: 6,240
Occupant: EDCO
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

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

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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41.

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

42.

Address: 3171 Fujita St.
Square Footage: 26,720
Occupant: Multi-tenant
Available Space: 10,720
Asking Rate: $.55 G
Recent Transactions: N/A

43.

Address: 3165 Fujita St.
Square Footage: 6,565
Occupant: G.C. Aero
Available Space: 6,565
Asking Rate: $1.237 G or $297.03
Recent Transactions: N/A

44.

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

45.

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

46.

Address: 3115-3121 Fujita St.
Square Footage: 8,528
Occupant: Creative Pathways
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

47.

Address: 3111 Fujita St.
Square Footage: 14,478
Occupant: General Dynamics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

48.

Address: 3051 Fujita St.
Square Footage: 21,856
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

49.

Address: 3031 Fujita St.
Square Footage: 23,448
Occupant: Cosworth
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

50.

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

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51.

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

52.

Address: 3400 Fujita St.
Square Footage: 4,843
Occupant: Vacant
Available Space: 4,843
Asking Rate: $.98 G
Recent Transactions: Sold 4/09 for $196.21

53.

Address: 3340 Fujita St.
Square Footage: 7,020
Occupant: KB Delta
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

54.

Address: 3300 Fujita St.
Square Footage: 10,414
Occupant: Star Link
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

55.

Address: 3230 Fujita St.
Square Footage: 5,992
Occupant: D.W. Adair
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

56.

Address: 3200 Fujita St.
Square Footage: 10,572
Occupant: D.W. Adair
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

57.

Address: 3100 Fujita St.
Square Footage: 94,177
Occupant: Industrial Dynamics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

58.

Address: 23510-23520 Telo Ave.
Square Footage: 53,380
Occupant: Multi-Tenant
Available Space: 7,000
Asking Rate: $1.10 G
Recent Transactions: Leased 9/09 for $1.00 G

59.

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

60.

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

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61.

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

62.

Address: 23535 Telo Ave.
Square Footage: 22,775
Occupant: Available
Available Space: 22,775
Asking Rate: $.62 G
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: 23,628
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: Anchor Audio
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: 2,160
Asking Rate: $1.20 G
Recent Transactions: Leased 8/09 for $1.15 G

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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

72.

Address: 2690 237th St.
Square Footage: 12,192
Occupant: IAI
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

74.

Address: 2580 237th St.
Square Footage: 31,651
Occupant: Icarco
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

76.

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

77.

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

78.

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

79.

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

80.

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

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81.

Address: 23215 Early Ave.
Square Footage: 107,160
Occupant: Pelican Products
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

82.

Address: 3521-3555 Lomita Blvd.
Square Footage: 178,200
Occupant: Multi-Tenant
Available Space: 14,850
Asking Rate: $1,00-$1.05 G
Recent Transactions: N/A

83.

Address: 3431-3425 Lomita Blvd.
Square Footage: 28,311
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

84.

Address: 3425 Lomita Blvd.
Square Footage: 27,600
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

85.

Address: 3415 Lomita Blvd.
Square Footage: 33,629
Occupant: Pelican Products
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

86.

Address: 3201 Lomita Blvd.
Square Footage: 261,690
Occupant: Honeywell
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

87.

Address: 3131 Lomita Blvd.
Square Footage: 55,000
Occupant: Kepner Plastics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

88.

Address: 3109-3111 Lomita Blvd.
Square Footage: 63,074
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

89.

Address: 3105 Lomita Blvd.
Square Footage: 29,884
Occupant: TMH
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

90.

Address: 3011 Lomita Blvd.
Square Footage: 28,000
Occupant: Performance Paint & Body
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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91.

Address: 2827 Lomita Blvd.
Square Footage: 36,800
Occupant: Totex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

92.

Address: 2911-2917 Lomita Blvd.
Square Footage: 42,421
Occupant: Available
Available Space: 42,421
Asking Rate: $153.23/$.65 G
Recent Transactions: N/A

93.

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

94.

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

95.

Address: 3050 Lomita Blvd.
Square Footage: 71,496
Occupant: General Motors
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

96.

Address: 2990 Lomita Blvd.
Square Footage: 33,197
Occupant: Multi-Tenant
Available Space: 9,783
Asking Rate: $1.25 G
Recent Transactions: N/A

97.

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

98.

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

99.

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

100.

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

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Torrance Airport Industrial Market Survey

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

101.

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

102.

Address: 24310 Garnier
Square Footage: 32,780
Occupant: M.S. Inserts
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

103.

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

104.

Address: 2675 Skypark Dr.
Square Footage: 54,424
Occupant: Multi-Tenant
Available Space: 13,875
Asking Rate: $1.10 - $1.20 G
Recent Transactions: N/A

105.

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

106.

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

107.

Address: 3680 Skypark Dr.
Square Footage: 14,000
Occupant: Molina
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: 3,532
Asking Rate: $.85 G
Recent Transactions: N/A

109.

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

110.

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

KEY: RED= AVAILABLE
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Torrance Airport Industrial Market Survey

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

111.

Address: 2530 Skypark Dr.
Square Footage: 14,500
Occupant: Sunsets Separates.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

112.

Address: 24701 Crenshaw Blvd.
Square Footage: 7,000
Occupant: Dasco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

113.

Address: 24747 Crenshaw Blvd.
Square Footage: 44,000
Occupant: Dasco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

114.

Address: 24751 Crenshaw Blvd.
Square Footage: 147,452
Occupant: South Bay Lexus
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

115.

Address: 23751-75 Madison St.
Square Footage: 33,012
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

116.

Address: 23871-99 Madison St.
Square Footage: 24,534
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

117.

Address: 23935 Madison St.
Square Footage: 22,200
Occupant: Multi-Tenant
Available Space: 17,209
Asking Rate: $.95 N
Recent Transactions: N/A

118.

Address: 23840-70 Madison St.
Square Footage: 18,888
Occupancy: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

119.

Address: 23880-98 Madison St.
Square Footage: 28,650
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

120.

Address: 23930 Madison St.
Square Footage: 28,900
Occupant: Multi-Tenant
Available Space: 17,140
Asking Rate: $.68 G
Recent Transactions: N/A

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Torrance Airport Industrial Market Survey

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

121.

Address: 23950-70 Madison St.
Square Footage: 22,184
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

122.

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

123.

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

124.

Address: 3737 240th St.
Square Footage: 8,994
Occupant: William Bounds
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

125.

Address: 23946-50 Hawthorne Blvd.
Square Footage: 8,797
Occupant: Multi-Tenant
Available Space: 4,182
Asking Rate: $.95 N
Recent Transactions: N/A

126.

Address: 23870-90 Hawthorne Blvd.
Square Footage: 17,206
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

127.

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

128.

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

129.

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

130.

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

KEY: RED= AVAILABLE
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Lomita Blvd.
Hawthorne Blvd.
Crenshaw Blvd.
Pacific Coast Highway
NORTH

SECTION 5

WEST TORRANCE

West Torrance Industrial Market Survey

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

1.

Address: 20421 Earl St.
Square Footage: 10,000
Occupant: Universal Screw Products
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

2.

Address: 20427 Earl St.
Square Footage: 10,529
Occupant: Totai America, Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

3.

Address: 20433 Earl St.
Square Footage: 8,825
Occupant: Paragon Laboratories
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

4.

Address: 20439 Earl St.
Square Footage: 4,510
Occupant: Paragon Laboratories
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

5.

Address: 20445 Earl St.
Square Footage: 5,880
Occupant: Paragon Laboratories
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

6.

Address: 20501-20521 Earl St.
Square Footage: 45,600
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

7.

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

8.

Address: 20603 Earl St.
Square Footage: 19,436
Occupant: Fischer Custom Communications
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

9.

Address: 20621 Earl St.
Square Footage: 5,064
Occupant: Van Lingen Towing
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

10.

Address: 20406 Earl St.
Square Footage: 11,229
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

KEY: RED= AVAILABLE
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West Torrance Industrial Market Survey

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

11.

Address: 20408 Earl St.
Square Footage: 6,620
Occupant: Sun-Flow Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

12.

Address: 20410 Earl St.
Square Footage: 10,431
Occupant: Millennium Space Systems
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

13.

Address: 20608 Earl St.
Square Footage: 12,025
Occupant: Shaver Specialty Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

14.

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

15.

Address: 4225 Spencer St.
Square Footage: 10,475
Occupant: TBD
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 2/09 for $171.84

16.

Address: 4221 Spencer St.
Square Footage: 3,960
Occupant: Paragon Laboratories
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

17.

Address: 4215 Spencer St.
Square Footage: 3,960
Occupant: TBD
Available Space: 3,960
Asking Rate: N/A
Recent Transactions: N/A

18.

Address: 4209 Spencer St.
Square Footage: 3,960
Occupant: Sun-Flow Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

19.

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

20.

Address: 4115 Spencer St.
Square Footage: 23,582
Occupant: Enagic USA
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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West Torrance Industrial Market Survey

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

21.

Address: 4025 Spencer St.
Square Footage: 41,120
Occupant: Multi-Tenant
Available Space: 11,392
Asking Rate: $1.15 G - $1.20 G
Recent Transactions: N/A

22.

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

23.

Address: 3830-3914 Del Amo Blvd.
Square Footage: 150,000
Occupant: Multi-Tenant
Available Space: 10,695
Asking Rate: $1.30 G
Recent Transactions: N/A

24.

Address: 4302-4310 190th St.
Square Footage: 108,202
Occupant: Mutli-Tenant
Available Space: 39,247
Asking Rate: $.50 N
Recent Transactions: N/A

25.

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

26.

Address: 4100 190th St.
Square Footage: 383,794
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

27.

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

29.

Address: 19675 Mariner Ave.
Square Footage: 18,189
Occupant: ANA Trading Corp
Available Space: N/A
Asking Rate: N/A
Recent Transactions:

30.

Address: 19801 Mariner Ave.
Square Footage: 14,929
Occupant: Available
Available Space: 14,929
Asking Rate: $235.25
Recent Transactions: N/A

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West Torrance Industrial Market Survey

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

31.

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

32.

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

33.

Address: 20000 Mariner Ave.
Square Footage: 67,021
Occupant: Mutli-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

34.

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

35.

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

36.

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

37.

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

38.

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

39.

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

40.

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

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West Torrance Industrial Market Survey

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

41.

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

42.

Address: 3530 Voyager Ct.
Square Footage: 20,449
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: 2,280
Asking Rate: $1.25 G
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

KEY: RED= AVAILABLE
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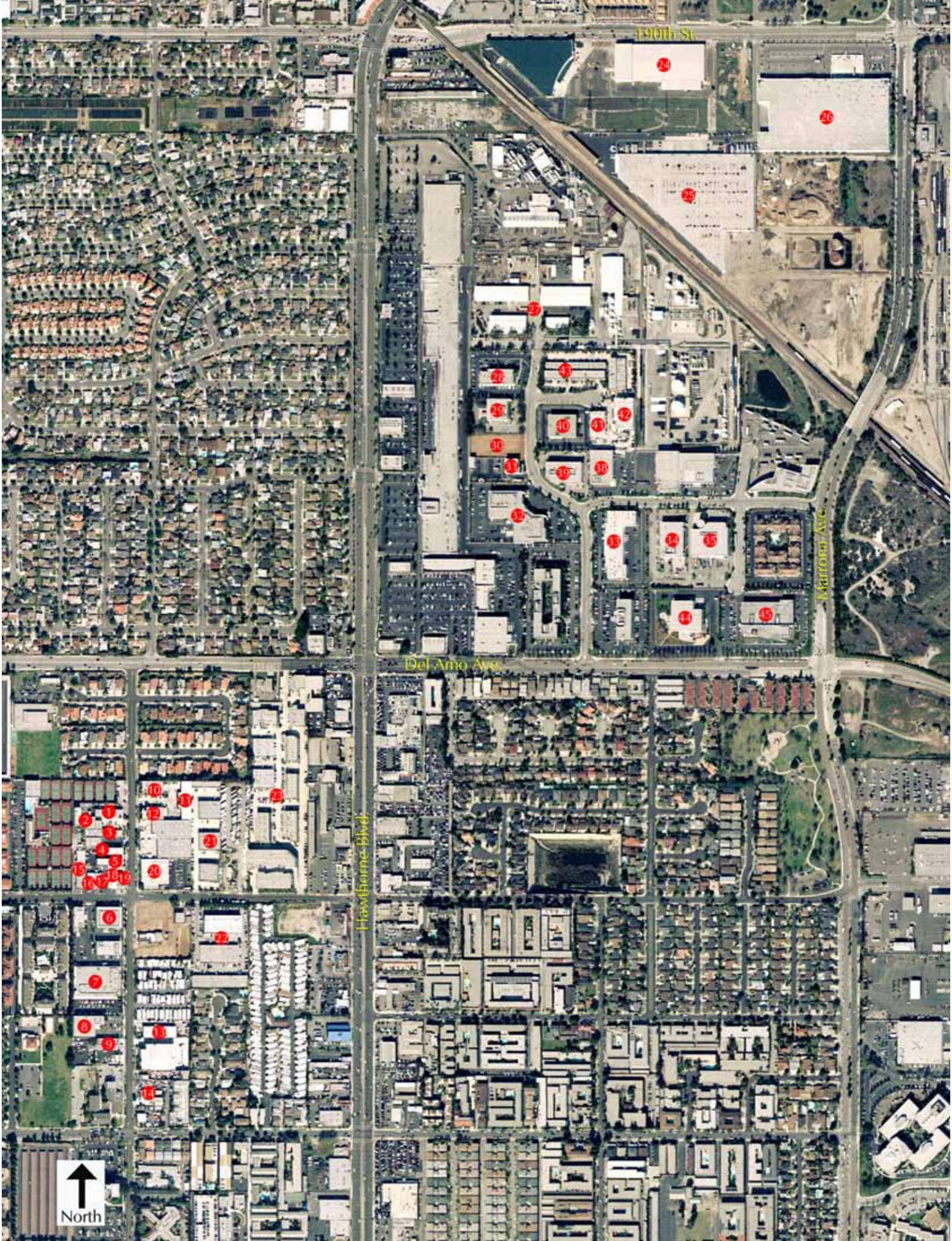
190th St
Del Amo Ave
Hawthorne Blvd
Marrona Ave
North

SECTION 6

SANTA FE TRACT/US STEEL PARK

Santa Fe Track/US Steel Park

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

1.

Address: 20608 Madrona Ave.
Square Footage: 90,000
Occupant: Panasonic
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

2.

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

3.

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

4.

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

5.

Address: 375 Maple Ave.
Square Footage: 18,000
Occupant: Anza Rents
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

6.

Address: 435 Maple Ave.
Square Footage: 19,140
Occupant: Tyco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

7.

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

8.

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

9.

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

10.

Address: 525 Maple Ave.
Square Footage: 143,820
Occupant: Panasonic
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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

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

11.

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

12.

Address: 540 Maple Ave.
Square Footage: 73,000
Occupant: Available
Available Space: 73,000
Asking Rate: $59 N
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

14.

Address: 306-326 Maple Ave.
Square Footage: 15,465
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

15.

Address: 2750-2909 Oregon Ct.
Square Footage: 159,132
Occupant: Multi-Tenant
Available Space: 33,553
Asking Rate: $.85 G -$.99 G
Recent Transactions: N/A

16.

Address: 2945 Columbia St.
Square Footage: 28,128
Occupant: Mayflower
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

17.

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

18.

Address: 2925-2935 Columbia St.
Square Footage: 53,295
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

20.

Address: 2988 Columbia St., Unit A1
Square Footage: 7,265
Occupant: Traveler's Club
Available Space: 7,265
Asking Rate: $2.25 N
Recent Transactions: N/A

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

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

21.

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

22.

Address: 2942 Columbia St., Unit A3
Square Footage: 6,815
Occupant: Available
Available Space: 6,815
Asking Rate: $198.00
Recent Transactions: N/A

23.

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

24.

Address: 2894 Columbia St., Unit A5
Square Footage: 6,365
Occupant: Available
Available Space: 6,365
Asking Rate: $198.00
Recent Transactions: N/A

25.

Address: 2856 Columbia St., Unit A6
Square Footage: 5,915
Occupant: Available
Available Space: 5,915
Asking Rate: $198.00
Recent Transactions: N/A

26.

Address: 2848 Columbia St., Unit A7
Square Footage: 5,915
Occupant: Available
Available Space: 5,915
Asking Rate: $198.00
Recent Transactions: N/A

27.

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

28.

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

29.

Address: 2958 Columbia St., Unit B2
Square Footage: 7,720
Occupant: Lighthouse
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

30.

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

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

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

31.

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

32.

Address: 2886 Columbia St., Unit B5
Square Footage: 7,180
Occupant: TCW Realty
Available Space: 7,180
Asking Rate: $264.62
Recent Transactions: N/A

33.

Address: 2862 Columbia St., Unit B6
Square Footage: 6,640
Occupant: Icelandic Glacial
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

34.

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

35.

Address: 2816 Columbia St., Unit B8
Square Footage: 6,640
Occupant: Available
Available Space: 6,640
Asking Rate: $346.39
Recent Transactions: N/A

36.

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

37.

Address: 2964 Columbia St., Unit C2
Square Footage: 7,075
Occupant: Available
Available Space: 7,075
Asking Rate: $198.00
Recent Transactions: N/A

38.

Address: 2928 Columbia St., Unit C3
Square Footage: 7,075
Occupant: Myungse America LLC
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

39.

Address: 2920 Columbia St., Unit C4
Square Footage: 6,480
Occupant: Available
Available Space: 6,480
Asking Rate: $198.00
Recent Transactions: N/A

40.

Address: 2878 Columbia St., Unit C5
Square Footage: 6,480
Occupant: La Shoji Partnership
Available Space: 6,480
Asking Rate: $1.25 N
Recent Transactions: N/A

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park

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

41.

Address: 2870 Columbia St., Unit C6
Square Footage: 5,885
Occupant: RGLCIAP
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

42.

Address: 2832 Columbia St., Unit C7
Square Footage: 5,885
Occupant: Available
Available Space: 5,885
Asking Rate: $1.20N
Recent Transactions: N/A

43.

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

44.

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

45.

Address: 2610-2660 Columbia St.
Square Footage: 97,488
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

46.

Address: 2815 Columbia St.
Square Footage: 46,097
Occupant: Pentel
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

47.

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

48.

Address: 414 Alaska Ave.
Square Footage: 38,775
Occupant: Available
Available Space: 38,775
Asking Rate: $.41 N
Recent Transactions: N/A

49.

Address: 433 Alaska Ave.
Square Footage: 7,886
Occupant: Meyer's RV
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

50.

Address: 434 Alaska Ave.
Square Footage: 20,352
Occupant: Multi-tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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Santa Fe Track/US Steel Park

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RE/MAX Commercial (310)802-2545

51.

Address: 444 Alaska Ave.
Square Footage: 25,125
Occupant: Available
Available Space: 25,125
Asking Rate: $.68 N
Recent Transactions: N/A

52.

Address: 450 Alaska Ave.
Square Footage: 12,000
Occupant: De Lorenzo Marble
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

53.

Address: 490-500 Alaska Ave.
Square Footage: 31,095
Occupant: Classic Tents
Available Space: 22,500
Asking Rate: $.45 N
Recent Transactions: N/A

54.

Address: 475 Alaska Ave.
Square Footage: 100,000
Occupant: Hitachi
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

55.

Address: 530 Alaska Ave.
Square Footage: 38,020
Occupant: Prestige Too
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

56.

Address: 560 Alaska Ave.
Square Footage: 30,000
Occupant: Technical Devices
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

57.

Address: 640 Alaska Ave.
Square Footage: 100,000
Occupant: Vought Aircraft
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

58.

Address: 625 Alaska Ave.
Square Footage: 65,519
Occupant: Polar Vision
Available Space: 65,519
Asking Rate:$.71 N
Recent Transactions: N/A

59.

Address: 2535 Maricopa Ave.
Square Footage: 81,250
Occupant: Go Game On Products
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

60.

Address: 2645 Maricopa Ave.
Square Footage: 83,866
Occupant: Products Engineering
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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Santa Fe Track/US Steel Park

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61.

Address: 2727 Maricopa Ave.
Square Footage: 125,000
Occupant: Centinela Pets
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

62.

Address: 605-655 Hawaii Ave.
Square Footage: 35,956
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

63.

Address: 540 Hawaii Ave.
Square Footage: 60,955
Occupant: Classic Tents
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

64.

Address: 2830-2860 California St.
Square Footage: 87,363
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

65.

Address: 2931 California St.
Square Footage: 100,000
Occupant: Multi-Tenant
Available Space: 79,615
Asking Rate: $.29 G
Recent Transactions: N/A

66.

Address: 2925-2929 California St.
Square Footage: 150,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

67.

Address: 2740 California St.
Square Footage: 24,780
Occupant: Classic Tents
Available Space: 24,780
Asking Rate: $.969 N
Recent Transactions: N/A

68.

Address: 2700 California St.
Square Footage: 105,207
Occupant: Edelbrock
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

69.

Address: 18500 Crenshaw Blvd.
Square Footage: 155,099
Occupant: George P. Johnson
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

70.

Address: 18600-732 Crenshaw Bl.
Square Footage: 196,000
Occupant: Multi-Tenant
Available Space: 59,202
Asking Rate: $.67 G
Recent Transactions: N/A

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Santa Fe Track/US Steel Park

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71.

Address: 350-390 Crenshaw Blvd.
Square Footage: 147,220
Occupant: Multi-Tenant
Available Space: 1,898
Asking Rate: $.95 N
Recent Transactions: N/A

72.

Address: 2444 205th Street
Square Footage: 66,609
Occupant: Multi-Tenant
Available Space: 9,735
Asking Rate: $1.18 N
Recent Transactions: N/A

73.

Address: 2360 205th St.
Square Footage: 5,990
Occupant: DC & G, CO.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

74.

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

75.

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

76.

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

77.

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

78.

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

79.

Address: 2271 205th St.
Square Footage: 112,005
Occupant: Multi-Tenant
Available Space: 11,596
Asking Rate: $1.10-$1.18 G
Recent Transactions: N/A

80.

Address: 370-390 Amapola Ave.
Square Footage: 96,279
Occupant: Multi-Tenant
Available Space: 5,853
Asking Rate: $.94-$1.12 G
Recent Transactions: N/A

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Santa Fe Track/US Steel Park

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81.

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

82.

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

83.

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

84.

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

85.

Address: 406 Amapola Ave.
Square Footage: 24,962
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

86.

Address: 438 Amapola Ave.
Square Footage: 24,962
Occupant: Multi-Tenant
Available Space: 2,525
Asking Rate: $1.20 G
Recent Transactions: N/A

87.

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

88.

Address: 501 Amapola Ave.
Square Footage: 36,172
Occupant: Edelbrock
Available Space: 36,172
Asking Rate: $158.96
Recent Transactions: N/A

89.

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

90.

Address: 488 Amapola Ave.
Square Footage: 8,947
Occupant: Sanyo Denki
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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Santa Fe Track/US Steel Park

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91.

Address: 558 Amapola Ave.
Square Footage: 7,586
Occupant: Solcom, Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

92.

Address: 568 Amapola Ave.
Square Footage: 9,224
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

93.

Address: 578 Amapola Ave.
Square Footage: 10,102
Occupant: OK Color America
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

94.

Address: 588 Amapola Ave.
Square Footage: 10,188
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

95.

Address: 2225 Dominguez Way
Square Footage: 9,180
Occupant: Eternal
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

96.

Address: 2255 Dominguez Way
Square Footage: 10,339
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

97.

Address: 2275 Dominguez Way
Square Footage: 11,430
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

98.

Address: 2301 Dominguez Way
Square Footage: 42,469
Occupant: Edelbrock
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

99.

Address: 548 Amapola Ave.
Square Footage: 12,633
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

100.

Address: 518 Amapola Ave.
Square Footage: 12,531
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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Santa Fe Track/US Steel Park

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101.

Address: 538 Amapola Ave.
Square Footage: 11,821
Occupant: Conesys
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

103.

Address: 528 Amapola Ave.
Square Footage: 11,618
Occupant: Sanyo Denki
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: 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

106.

Address: 2335 208th St.
Square Footage: 38,120
Occupant: Rock-Ola
Available Space: 38,120
Asking Rate: $210.00
Recent Transactions: N/A

107.

Address: 431 Madrid Ave.
Square Footage: 18,162
Occupant: Available
Available Space: 18,162
Asking Rate: $248.00
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

109.

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

110.

Address: 430 Madrid Ave.
Square Footage: 18,162
Occupant: Available
Available Space: 18,162
Asking Rate: $.95 N
Recent Transactions: N/A

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Santa Fe Track/US Steel Park

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111.

Address: 510 Madrid Ave.
Square Footage: 66,435
Occupant: Edelbrock
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

112.

Address: 570 Madrid Ave.
Square Footage: 11,888
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

113.

Address: 580-90 Madrid Ave.
Square Footage: 20,400
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

114.

Address: 500 Crenshaw Blvd.
Square Footage: 438,671
Occupant: Ball Corp.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

115.

Address: 2140-90 190th St.
Square Footage: 275,000
Occupant: Multi-Tenant
Available Space: 48,831
Asking Rate: $.55 G -$.85 G
Recent Transactions: N/A

116.

Address: 19145 Gramercy Pl.
Square Footage: 80,000
Occupant: Alpine
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

117.

Address: 19475 Gramercy Pl.
Square Footage: 40,800
Occupant: Mycom
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

118.

Address: 19600-88 Van Ness Av.
Square Footage: 177,372
Occupant: Multi-Tenant
Available Space: 177,372
Asking Rate: $.59 N
Recent Transactions: N/A

119.

Address: 19800-888 Van Ness Av.
Square Footage: 119,803
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

120.

Address: 19900-88 Van Ness Av.
Square Footage: 206,055
Occupant: Funai
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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121.

Address: 19700-88 Van Ness Av.
Square Footage: 670,305
Occupant: Multi-Tenant
Available Space: 244,689
Asking Rate: $.59 N
Recent Transactions: N/A

122.

Address: 357-385 Van Ness Av.
Square Footage: 327,000
Occupant: Multi-Tenant
Available Space: 6,255
Asking Rate: $1.15 G - $1.30 G
Recent Transactions: N/A

123.

Address: 401 Van Ness Av.
Square Footage: 100,000
Occupant: US Gypsum
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

124.

Address: 501-555 Van Ness Av.
Square Footage: 210,000
Occupant: Multi-Tenant
Available Space: 19,200
Asking Rate:$.60 - $.778 G
Recent Transactions: N/A

125.

Address: 2201 Dominguez Way
Square Footage: 36,000
Occupant: Plywood Mfg.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

126.

Address: 2137 Dominguez Way
Square Footage: 18,000
Occupant: Aqua-Flo
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

127.

Address: 2027 Harpers Way
Square Footage: 560,000
Occupant: Virco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

128.

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

129.

Address: 1855 Del Amo Blvd.
Square Footage: 9,795
Occupant: Hermach Machine
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

130.

Address: 1801 Del Amo Blvd.
Square Footage: 6,700
Occupant: Hermach Machine
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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131.

Address: 1725 Del Amo Blvd.
Square Footage: 7,317
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

132.

Address: 20291 Western Av.
Square Footage: 6,419
Occupant: MDS Wearhouse
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

133.

Address: 20307-17 Western Av.
Square Footage: 26,219
Occupant: Multi-Tenant
Available Space: 4,200
Asking Rate: $.90 G
Recent Transactions: N/A

134.

Address: 20333-437 Western Av.
Square Footage: 74,276
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Leased 11/08 for $.63 N

135.

Address: 20655-725 Western Av.
Square Footage: 129,200
Occupant: Multi-Tenant
Available Space: 13,677
Asking Rate: $.95-$1.20 G
Recent Transactions: N/A

136.

Address: 20775 Western Av.
Square Footage: 22,918
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

137.

Address: 20817-19 Western Av.
Square Footage: 7,034
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

138.

Address: 20905-07 Western Av.
Square Footage: 7,300
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 11/08 for $164.38

139.

Address: 20909-11 Western Av.
Square Footage: 7,300
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

140.

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

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Santa Fe Track/US Steel Park

141.

Address: 20916 Higgins Ct.
Square Footage: 5,854
Occupant: Peptisynthia Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

142.

Address: 20917 Higgins Ct.
Square Footage: 59,310
Occupant: Mainline, Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

143.

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

144.

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

145.

Address: 20815 Higgins Ct.
Square Footage: 40,000
Occupant: Threebond
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

146.

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

147.

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

148.

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

149.

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

150.

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

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

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RE/MAX Commercial (310)802-2545

151.

Address: 1830 208th St.
Square Footage: 7,700
Occupant: Flag Ship
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

152.

Address: 1840 208th St.
Square Footage: 7,281
Occupant: Vacant
Available Space: 7,281
Asking Rate: $.85 G
Recent Transactions: N/A

153.

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

154.

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

155.

Address: 20525 Manhattan Pl.
Square Footage: 11,850
Occupant: Viper Technologies
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 8/09 for $160.77

156.

Address: 1830 205th St.
Square Footage: 31,419
Occupant: I-Logistics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

157.

Address: 1815 205th St.
Square Footage: 56,177
Occupant: Multi-Tenant
Available Space: 16,140
Asking Rate: $1.05-$1.10 G
Recent Transactions: N/A

158.

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

159.

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

160.

Address: 1850 205th St.
Square Footage: 21,100
Occupant: Luminate
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park

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

161.

Address: 1860 205th St.
Square Footage: 8,200
Occupant: Vacant
Available Space: 8,200
Asking Rate: $.80 G
Recent Transactions: N/A

162.

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

163.

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

164.

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

165.

Address: 20460 Gramercy Pl.
Square Footage: 8,001
Occupant: Medicool
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

166.

Address: 20435-45 Gramercy Pl.
Square Footage: 35,000
Occupant: Multi-Tenant
Available Space: 12,688
Asking Rate: $1.10 G
Recent Transactions: N/A

167.

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

168.

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

169.

Address: 20360 Gramercy Pl.
Square Footage: 6,165
Occupant: Silver Star Plumbing
Available Space: 6,165
Asking Rate: $.87 G
Recent Transactions: N/A

170.

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

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RE/MAX Commercial (310)802-2545

171.

Address: 20001 Western Av.
Square Footage: 25,245
Occupant: Dreamgear
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

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

175.

Address: 1867 Western Way
Square Footage: 9,648
Occupant: Parcel Pro
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

177.

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

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BLUE= RECENT TRANSACTION

190th St.
Madrona Ave.
Crenshaw Blvd.
Western Ave.
Del Amo Blvd.
Maple Ave.
Prologis
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