

MARKET UPDATE REPORT

LA INDUSTRIAL GROUP'S NEW LISTINGS FOR LEASE/SALE

4701 S SANTA FE AVE
VERNON



Central Vernon Location;
Perfect for Garment/Sewing/Manufacturing Large
221,512 SF
SALE: \$30,000,000 | LEASE: \$125,000 NNN

4633 DOWNEY RD
VERNON



17 Dock High Loading Positions; Large Paved Yard;
24' Clear Height; 27454 SF Office
190,359 SF
Call for Details

9935 BEVERLY BLVD, UNITS 2 & 3
PICO RIVERA



Large Yard for Trucks/Trailers;
22 Truck High Positions - Up to 200' Turning Radius
174,000 SF
LEASE: \$154,860/Mo (\$0.89 PSF/Mo) GRS

16525 S. AVALON BLVD
DOWNEY



Great Warehouse or Manufacturing Building for
Lease, Good Trucking Loading, Heavy Power
103,594 SF
LEASE: \$61,120/Mo (\$0.59 PSF/Mo) NNN

9935 BEVERLY BLVD, UNIT 2
PICO RIVERA



Large Yard for Trucks/Trailers;
14 Truck High Positions - Up to 200' Turning Radius
91,990 SF
LEASE: \$81,871/Mo (\$0.89 PSF/Mo) GRS

3383 E GAGE AVE
HUNTINGTON PARK



Excellent Manufacturing Facility;
Ample Parking for Employees
83,000 SF
LEASE: TBD

9935 BEVERLY BLVD, UNIT 3
PICO RIVERA



Large Yard for Trucks/Trailers
;8 Truck High Positions - Up to 200' Turning Radius
82,010 SF
LEASE: \$72,988/Mo (\$0.89 PSF/Mo) GRS

760 S VAIL AVE & 1616 BEACH ST
MONTEBELLO



Well Located Montebello Location;
Dock High and Ground Level Loading
78,101 SF
LEASE: \$57,014/Mo (\$0.73 PSF/Mo) Gross

2230-2250 TUBEWAY AVE
COMMERCE



Two Buildings Divisible into 67,090 SF & 9,616 SF;
Prime City of Commerce Location
76,706 SF
Call for Details

5008 S BOYLE AVE
VERNON



Sublease Through September 21, 2021;
150' Exterior Dock; 11+ Dock High Positions
55,800 SF
LEASE: \$33,480/Mo. (\$0.60 PSF/Mo) GRS

5367 AYON AVE
IRWINDALE



Manufacturing/Distribution Facility; Large Warehouse
Bays/Dock High & Ground Level Loading
38,270 SF
LEASE: \$33,677/Mo. (\$0.88 PSF/Mo) GRS

6300 BOX SPRING BLVD
RIVERSIDE



Free Standing Building; Box Spring/River Crest Dr;
3.16 Acres for Development or Parking
44,000 SF
SALE: \$3,750,000 (\$85.23 PSF)

2525 FRUITLAND AVE
VERNON



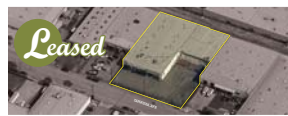
Corner Location in Vernon;
Excellent Warehouse or Manufacturing Facility
43,758 SF
Call for Details

1661 MCGARRY ST
LOS ANGELES



Modern 26' Clear Food Distribution Facility;
Two Buildings - 34,130 SF & 6,977 SF
41,107 SF
Call for Details

2850 TANAGER AVE
COMMERCE



Excellent Commerce Location; 400 Amps of Power;
Large Fenced Yard
26,700 SF
Call for Details

504-508 MONTEREY PASS RD
MONTEREY PARK



Dock High & Ground Level Loading; Bldgs. Divisible
to 8,640 & 14,602 SF
23,242 SF
LEASE: \$19,756/Mo. (\$0.85 PSF/Mo) GRS

7240 E SLAUSON AVE
COMMERCE



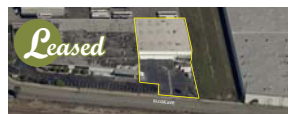
High Image Building; Major Boulevard Frontage;
Large Showroom
20,613 SF
LEASE: \$16,903/Mo (\$0.82 PSF/Mo) GRS

14013-14051 MARQUARDT AVE
SANTA FE SPRINGS



Short Term Spacel; Rare Large, Paved Land Parcel;
2 Bldgs on Site; Corner Location - 5 Freeway Close
19,480 SF on 144,219 SF of Land
Call for Details

6180 ALCOA AVE
VERNON



1,163 SF Processing; 1,387 SF Cooler; 2,190 SF
Freezer; All Utilities Included
15,000 SF
LEASE: \$28,050/Mo (\$1.87 PSF/Mo) GRS

6727 MILTON AVE
WHITTIER



Free Standing Building Located in the Heart of
Historical Uptown Whittier
6,984 SF
SALE: \$798,080 (\$114.26 PSF)

FOR MORE INFORMATION, PLEASE CONTACT

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YOUR INDUSTRIAL REAL ESTATE TEAM SPECIALIZING IN SALES, LEASING AND INVESTMENTS

MARKET UPDATE REPORT

FEATURED PROPERTY

28,765 SF INDUSTRIAL BUILDING FOR LEASE

2030 E 15th Street

Los Angeles, California, 90021

Lease Rate: \$25,313 (\$0.88 PSF/Mo) Gross

- Great Warehouse or Manufacturing Building for Lease
- Creative Offices
- Close to Downtown LA Fashion District
- 4 Dock High
- 19' Clear Height



ECONOMIC INDICATORS

INDUSTRIAL AVAILABILITY & VACANCY RATES

	AVAILABLE	VACANT
Central Region	5.72%	2.66%
South East Region	4.65%	1.43%
East Region	4.53	2.27%

LEASE & SALE ACTIVITY

	2016	2017*
DOWNTOWN LA		
Lease	3,081,885 SF	2,539,640 SF
Sale	4,505,250 SF	1,799,316 SF
COMMERCE AREA		
Lease	5,038,117 SF	3,284,097 SF
Sale	951,484 SF	1,100,761 SF
VERNON AREA		
Lease	4,025,915 SF	2,537,393 SF
Sale	1,619,561 SF	2,054,510 SF

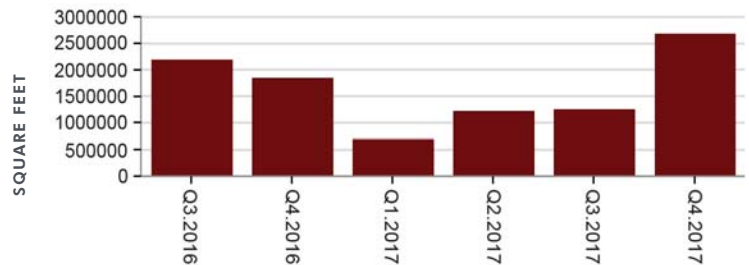
*YTD

EQUITY MARKETS

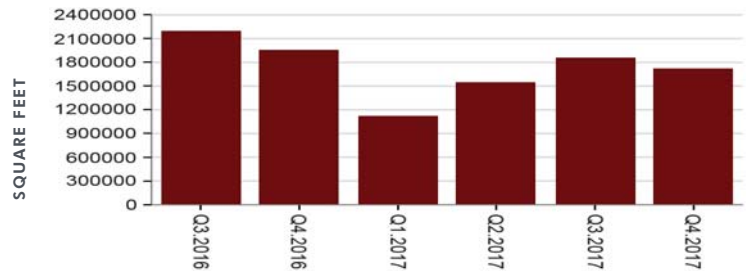
S & P 500	2,747.30
Dow Jones Industrial Average	25,309.99
NASDAQ	7,337.39

Source: Google, Dow Jones, Nasdaq 2-23-18

TOTAL SALE ACTIVITY



TOTAL LEASE ACTIVITY



QUOTATIONS

"In the business world, bad news is usually good news - for somebody else."

~ James Surowiecki

"Start with good people, lay out the rules, communicate with your employees, motivate them and reward them. If you do all those things effectively, you can't miss."

~ Lee Iacocca

"I am certainly not one of those who need to be prodded. In fact, if anything, I am the prod."

~ Winston Churchill

HELPFUL WEBSITES

wsj.com ▶ The Wall Street Journal Wall Street Journal online coverage of breaking news and current headlines from the US and around the world.

businessinsider.com ▶ Business Insider is a fast-growing business site with deep financial, media, tech, and other industry verticals.

thestreet.com ▶ TheStreet is a leading digital financial media company whose network of digital services provides users, subscribers and advertisers with a variety of content and tools through a range of online, social media, tablet and mobile channels. Our mission is to provide the most actionable ideas from the world of investing, finance and business in order to break down information barriers, level the playing field and help all individuals and organizations grow their wealth.

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