

**NEW CONSTRUCTION**

**FULLY SECURED, 2.63 ACRE CONCRETE YARD**

**19 DH DOORS, 10 DOCK LEVELERS**



# 76,468 SF AVAILABLE FOR LEASE

**PREMIER LOW COVERAGE DISTRIBUTION FACILITY | AVAILABLE Q1 2025**

17907 Figueroa Street | Los Angeles, CA







## Property Highlights

- New Class A, Freestanding Distribution Building
- 2.63 Acre Secured Yard, Concrete Throughout
- Excess Trailer/Container Parking
- 19 Dock High Positions (9 w/Pit Levelers, EOD on Rest)
- 1 Ground Level Door
- Two-Story 7,634 SF Office
- 3000 Amp 244/480V Power
- ESFR Sprinkler
- 32' Minimum Ceiling Height
- Available Q1 2025





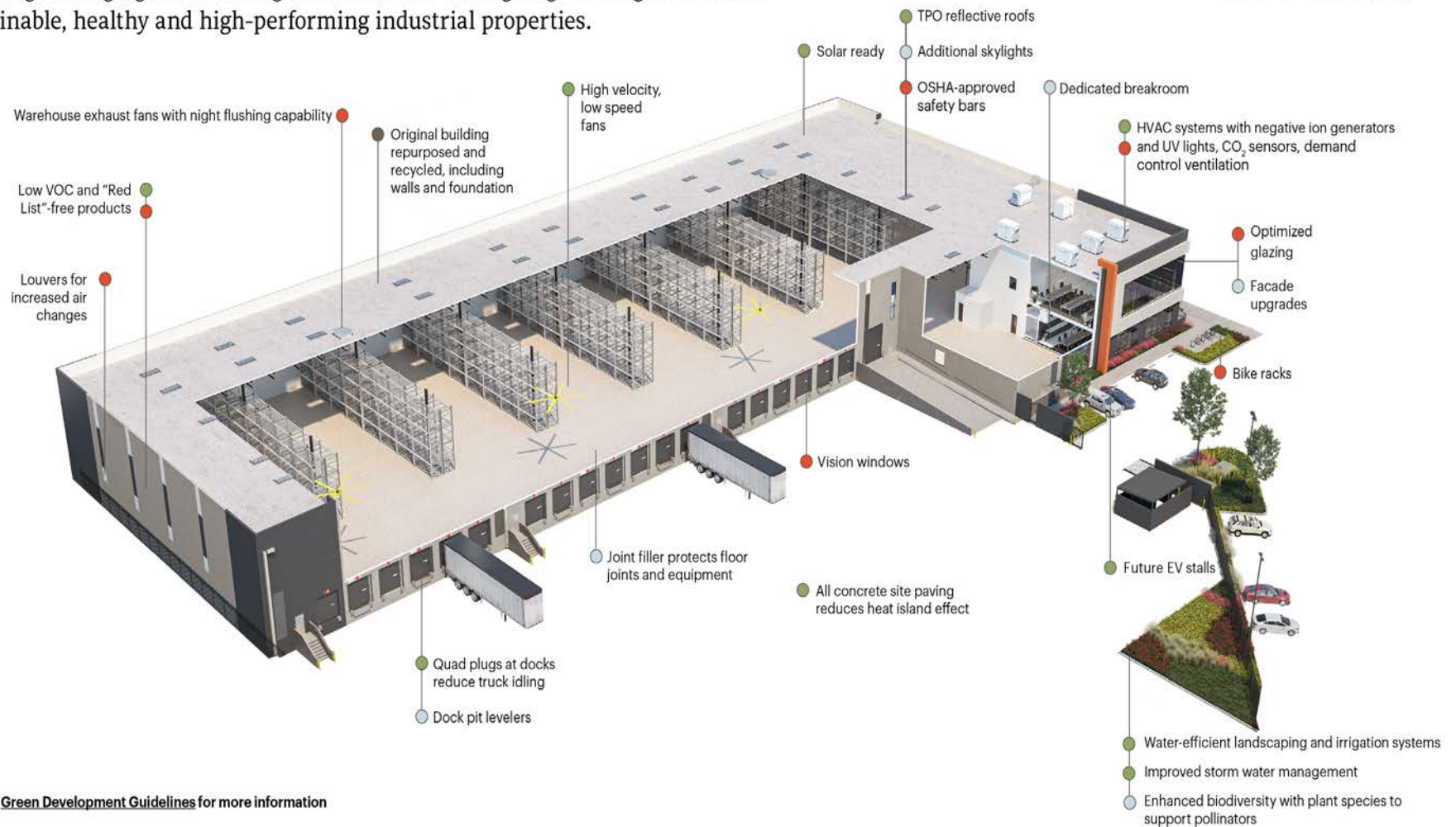


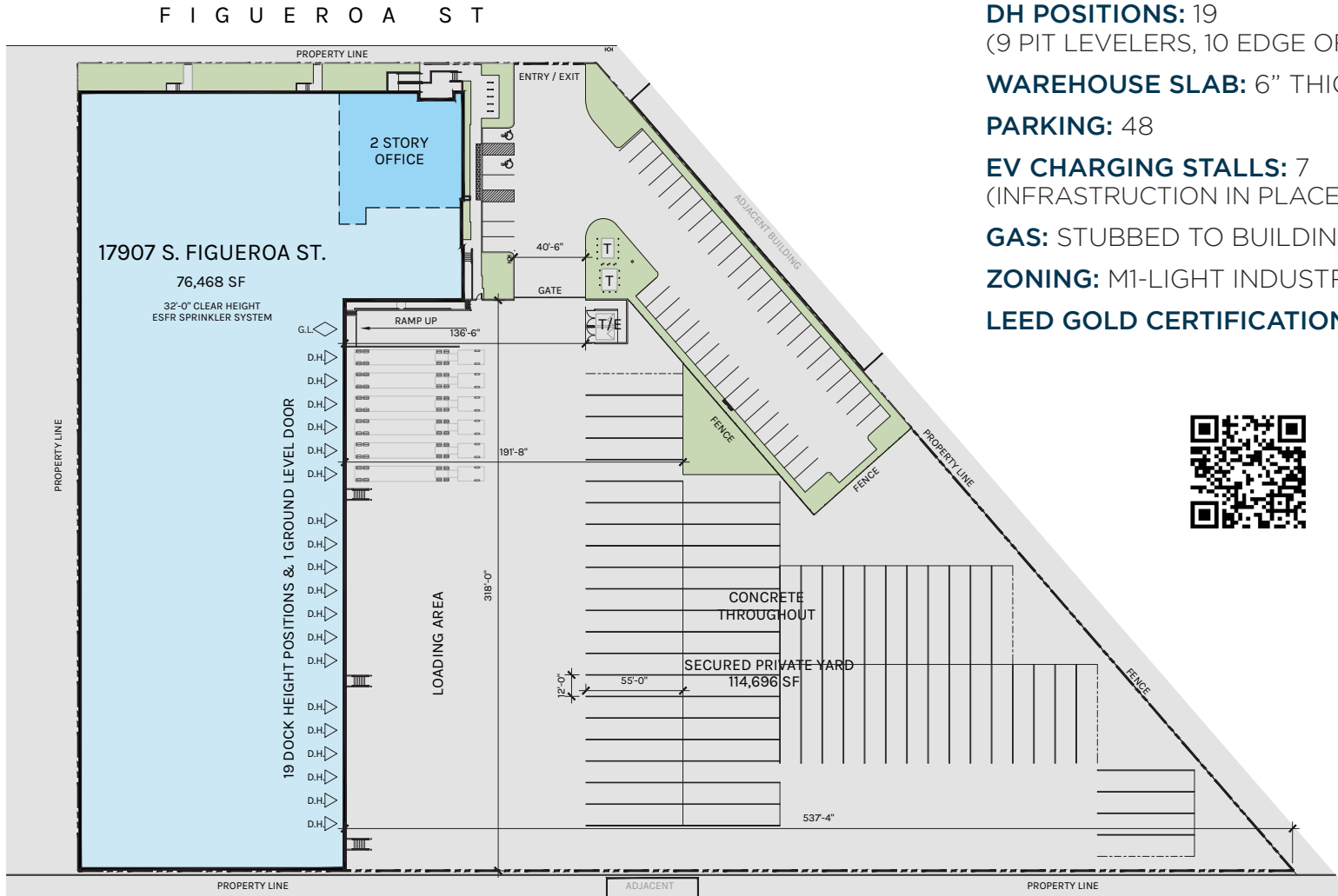
## Transforming Industrial Buildings

We integrate high green building standards and cutting-edge strategies to create sustainable, healthy and high-performing industrial properties.

### Indicative Strategies

- Reduced Emissions
- Recycled Materials
- Enhanced Functionality and Quality
- Health, Wellness and Safety





- DH POSITIONS:** 19  
(9 PIT LEVELERS, 10 EDGE OF DOCK LEVELERS)
- WAREHOUSE SLAB:** 6" THICK, 4,000 PSI
- PARKING:** 48
- EV CHARGING STALLS:** 7  
(INFRASTRUCTURE IN PLACE FOR 9 FUTURE EV STALLS)
- GAS:** STUBBED TO BUILDING FOR FUTURE
- ZONING:** M1-LIGHT INDUSTRIAL
- LEED GOLD CERTIFICATION**



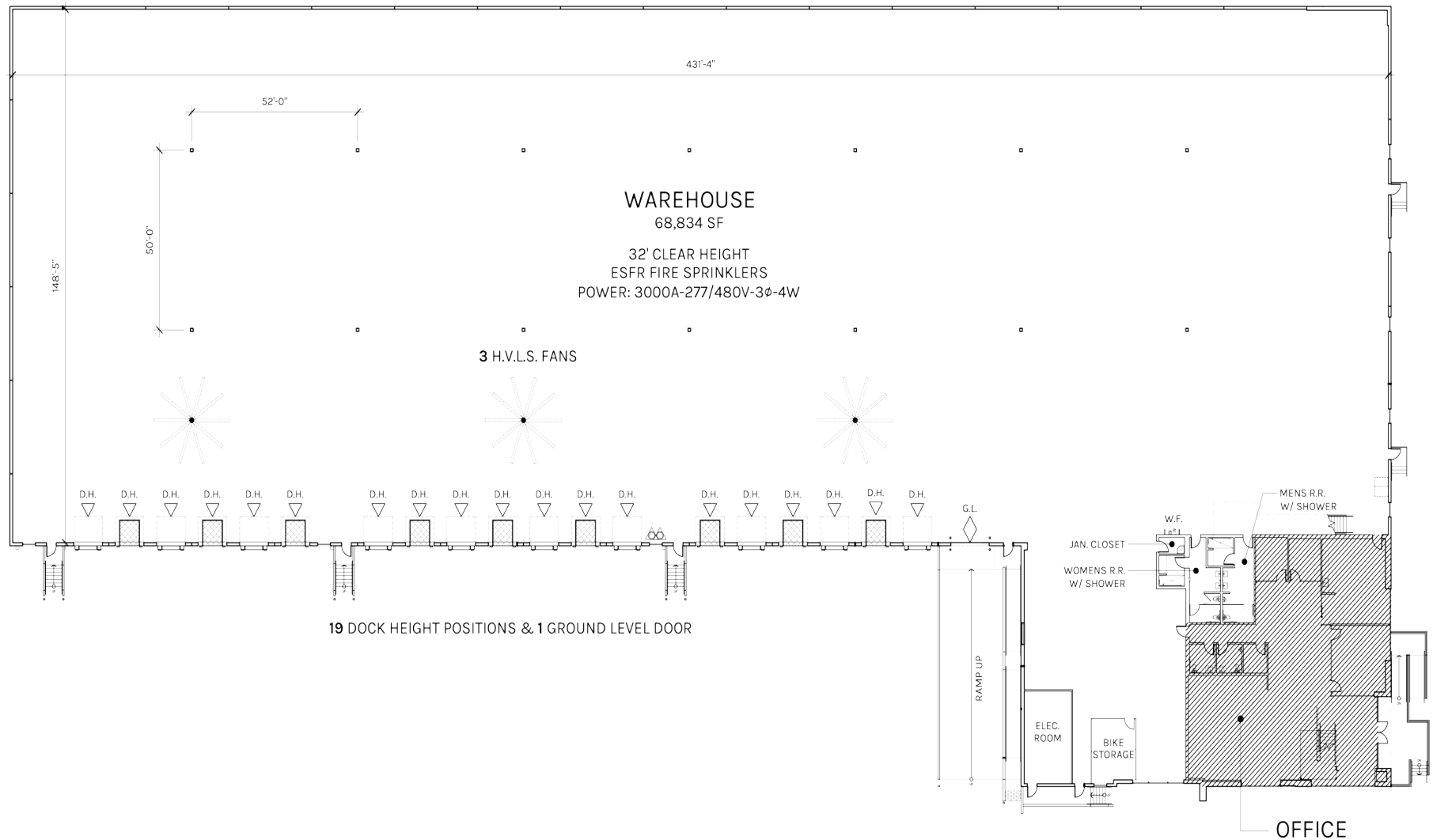
**SCAN OR CLICK**  
**VR OFFICE RENDERINGS**

**BUILDING**  
**76,468 SF**

**LAND**  
**221,055 SF**

**CONTAINER STALLS**  
**75**

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



**WAREHOUSE**  
68,834 SF

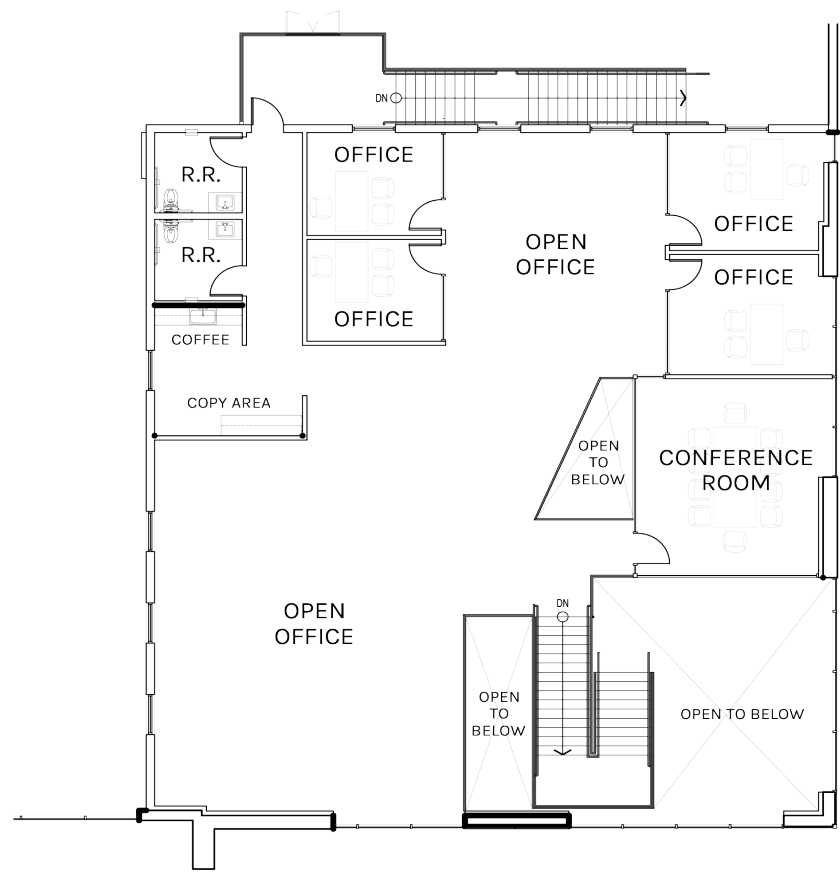
**OFFICE**  
7,634 SF

**TOTAL**  
76,468 SF

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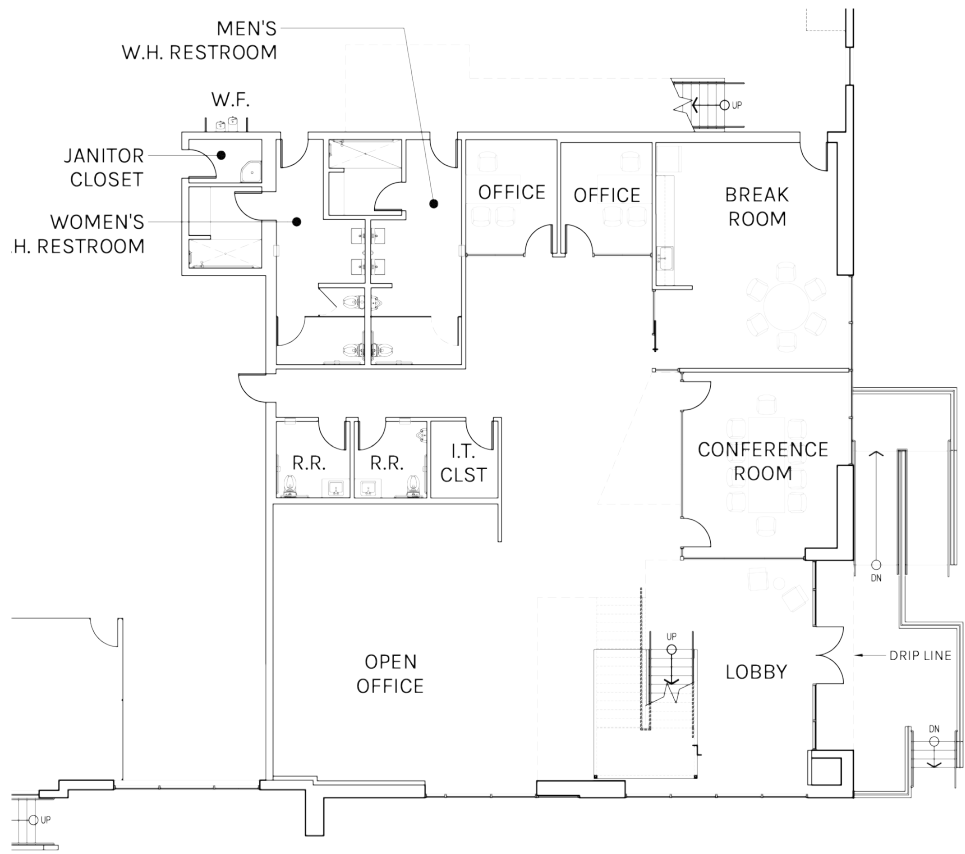
MEZZANINE OFFICE



MEZZANINE OFFICE  
3,807 SF

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3,807 SF

GROUND FLOOR OFFICE

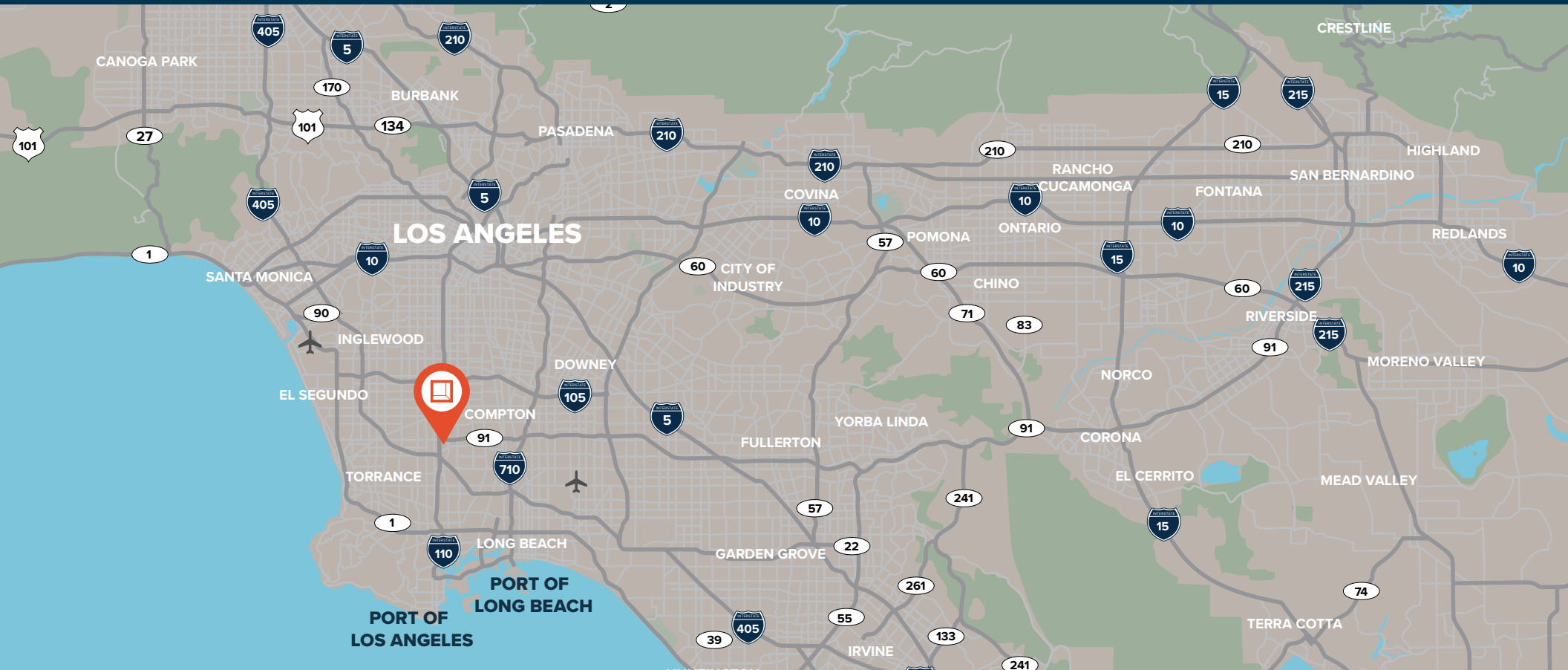


GROUND FLOOR OFFICE  
3,827 SF

GROUND FLOOR  
3,827 SF

TOTAL OFFICE  
7,634 SF

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## Location Highlights

- Prime South Bay location
- Convenient access to 91, 110 & 405 freeways
- Seamless Connectivity to Major Ports & LAX
- Industrial Hub with Urban Convenience
- Access to 12 million people in 35 mile radius

**0.6 Miles**  
to I-110

**11 Miles**  
to LAX

**10.5 Miles**  
to Long Beach Airport

**0.8 Miles**  
to I-91

**7 Miles**  
to Port of Long Beach  
and Los Angeles

**2.3 Miles**  
to UPS Hub

**1.3 Miles**  
to I-405

**10 Miles**  
to DTLA

**3.2 Miles**  
to FedEx Hub



**Rexford  
Industrial**

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