

FOR LEASE OR PURCHASE 63,502 SF ON ±2.54 ACRES OF LAND

### **PROPERTY HIGHLIGHTS**

Rental Rate: \$2.00 PSF/Month/NNN | Purchase Price: \$40,000,000

**Delivery: Available Immediately** 



63,502 SF premier renovated space on ±2.54 AC



3,503 SF Office with ability to expand to 5,009 SF



M2 Zoning



Nine truck high loading positions



One 10' x 10' Ground level door



34 onsite parking stalls



Clear heights 12'-23' Bow truss roof



2,000A 480V 3 Phase 4 Wire



Sprinklers

### **ADJACENT TO LAX**

CLOSE TO SILICON BEACH AND WEST LA

DIRECT ACCESS TO THE I-405 AND I-105 FREEWAYS



## SITE PLAN

W. 102<sup>ND</sup> ST. A N ELEC. **OFFICE OFFICE** RM. **EXPANSION** 3,503 S.F. 1,506 S.F. 238'-0 WAREHOUSE 59,999 S.F. F.A. 109'-4" GL DOOR & RAMP 25'-2" 245'-0"

**WAREHOUSE** 59,999 SF

**OFFICE** 3,503

**TOTAL** 63,502 SF

270'-2"

Tenant to determine parking requirement with City.

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.

±149'-10"

## PROPERTY PHOTOS



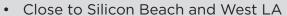


FLEXIBLE WAREHOUSE SPACE WITH HEAVY POWER AND HIGH CEILINGS









- Direct access to I-405 and I-105
- Diverse labor base and dense surrounding population
  - Directly adjacent to LAX
  - Within the Thirty Mile Zone (TMZ)



# ABOUT LAX INTERNATIONAL AIRPORT

- LAX is the fourth-busiest airport in the world and second busiest in the United States.
- Named a top-10 U.S. airport by SKYTRAX.
- LAX ranks tenth in the world in air cargo tonnage processed, with more than 2.4 million tons of air cargo.

## LAX AIR CARGO DRIVING GROWTH

- The LAX area has the highest supply/demand imbalance in the South Bay Market.
- Cargo operations at Los Angeles International Airport (LAX) in March 2022 set a new all-time record for trade by value moved in a single month, with a total of \$13.75 billion in global imports and exports.
- LAX currently ranks eighth for total U.S. trade by value among all of the nation's 450 airports, seaports and border crossings. In 2021, LAX ended the year as ninth for U.S. trade, overall.
- International trade at LAX in March 2022 increased 22.33% from the same month one year ago and increased nearly 16% compared to February 2022.
- Total imports at LAX reached \$8.18 billion in March, while total exports topped \$5.57 billion. From January through March this year, trade at LAX was valued at \$38.28 billion, an increase of more than 26% compared to the same time last year.

# #3 US AIRPORT IN TRADE VALUE

"As the No. 3 airport in the U.S. for trade by value, LAX continues to play an important role in the global supply chain and serves as the nation's premier West Coast hub for air cargo operations. As we modernize our cargo operations in the coming years, the future of air freight at LAX includes maximizing supply chain efficiency, leveraging new technologies and ensuring that our new facilities are sustainable and a model for the rest of the country."

Justin Erbacci,Chief Executive Officer,Los Angeles World Airports(LAWA).



## LAX & WEST SIDE LOS ANGELES

With approximate driving distances



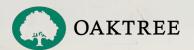




Xebec is a privately-held real estate firm focused exclusively on providing real estate investment opportunities to institutional and private wealth investors through the acquisition, development and management of bulk logistics, infill/last-mile and light industrial properties located in top-tier markets in the U.S.

Xebec's roots date to 1986, with a focus on infill industrial development in the highly competitive central market of Los Angeles. In 1996, Xebec Realty was founded and now is one of the top industrial developers in the United States. The current Xebec team provides long-term, stable management with more than 100 years of combined experience across real estate acquisition, development, equity capital markets, debt financing and asset management.





## **CONTACT US**

#### **Matthew Hargrove**

Vice Chairman +1 818 251 3601 matthew.hargrove@cbre.com Lic. 00952137

#### **Gregory Walsh**

First Vice President +1 310 363 4925 gregory.walsh@cbre.com Lic. 01417008

#### **Bret Quinlan**

Vice Chairman +1 310 363 4962 bret.quinlan@cbre.com Lic. 01144338

#### **Sean Dodd**

Director, Transaction Management +1 818 251 3607 sean.dodd@cbre.com Lic. 01983246

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