



CBRE

Premier Warehouse / Production Space Available

5432 W. 102nd Street | Los Angeles, CA

**AVAILABLE
IMMEDIATELY**

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

PROPERTY HIGHLIGHTS

Rental Rate: **\$2.50 PSF/Month/NNN** 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

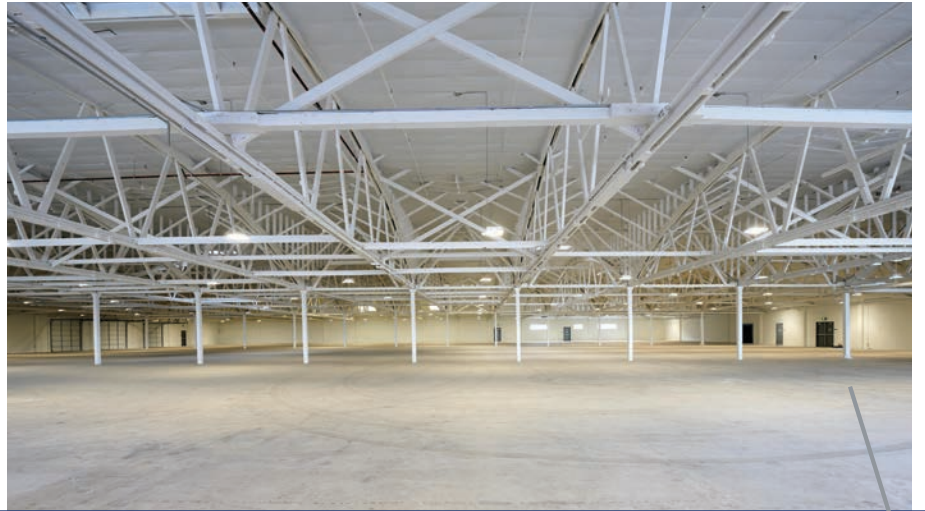
ADJACENT TO LAX

CLOSE TO SILICON BEACH AND WEST LA

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



PROPERTY PHOTOS



**FLEXIBLE WAREHOUSE SPACE WITH
HEAVY POWER AND HIGH CEILINGS**



STRATEGIC LOCATION

- Close to Silicon Beach and West LA
- 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)



#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).

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.



LAX & WEST SIDE LOS ANGELES

With approximate driving distances



5432 W. 102nd St

LAX

Venice
9 Miles

Santa Monica
12 Miles

Playa Vista
5 Miles

Brentwood
12 Miles

Culver City
7 Miles

Century City
10 Miles

Beverly Hills
12 Miles

El Segundo
3 Miles

FREEWAY
RAMPS

FREEWAY
RAMPS

FREEWAY
RAMPS

FREEWAY
RAMPS

FORUM
CHASE O

SoFi Stadium



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.



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