

STATE OF THE ART CLASS "A" INDUSTRIAL BUILDING
NOW OFFERING 1 FULL YEAR OF HALF RENT



±94,875 SF AVAILABLE FOR LEASE

5 MEGAWATTS OF PRIMARY POWER AVAILABLE | TURNKEY READY

126 E. ORIS STREET · COMPTON, CALIFORNIA





BUILT FOR HIGH-PERFORMANCE OPERATIONS

Power Infrastructure:

5MW primary power service for specialized logistics and distribution operations

Strategic Location:

Compton's south bay position delivers direct access to ports, rail networks, and major LA population centers

Last-Mile Optimization:

Positioned at the center of Southern California's working population for maximum delivery efficiency

Class A Design:

Modern distribution facility with sophisticated infrastructure and scalable capabilities

Sustainable Infrastructure:

Onsite stormwater biofiltration system for advanced water management

Move-In Ready:

Fully refurbished and available for immediate occupancy





CHARGED UP FACILITY



BUILDING SPECIFICATIONS

- Building Size: $\pm 94,875$ SF
- Office Space: $\pm 7,366$ SF
- Warehouse: $\pm 90,756$ SF
- Clear Height: 32' with elevated roof sections at $\pm 49'$ clear height
- Column Spacing: 52' x 60'
- Sprinkler System: ESFR K17



POWER INFRASTRUCTURE

- 5 Megawatts of Primary Power Service (equivalent of $\pm 10,000$ AMPS)



SITE SPECIFICATION

- Auto Parking: 114 Spaces
- Loading: TBD
- Truck Court: 120'-140' Deep
- Yard: Concrete, fully fenced (wrought iron) & secured.
- Stormwater Management: Onsite Biofiltration System

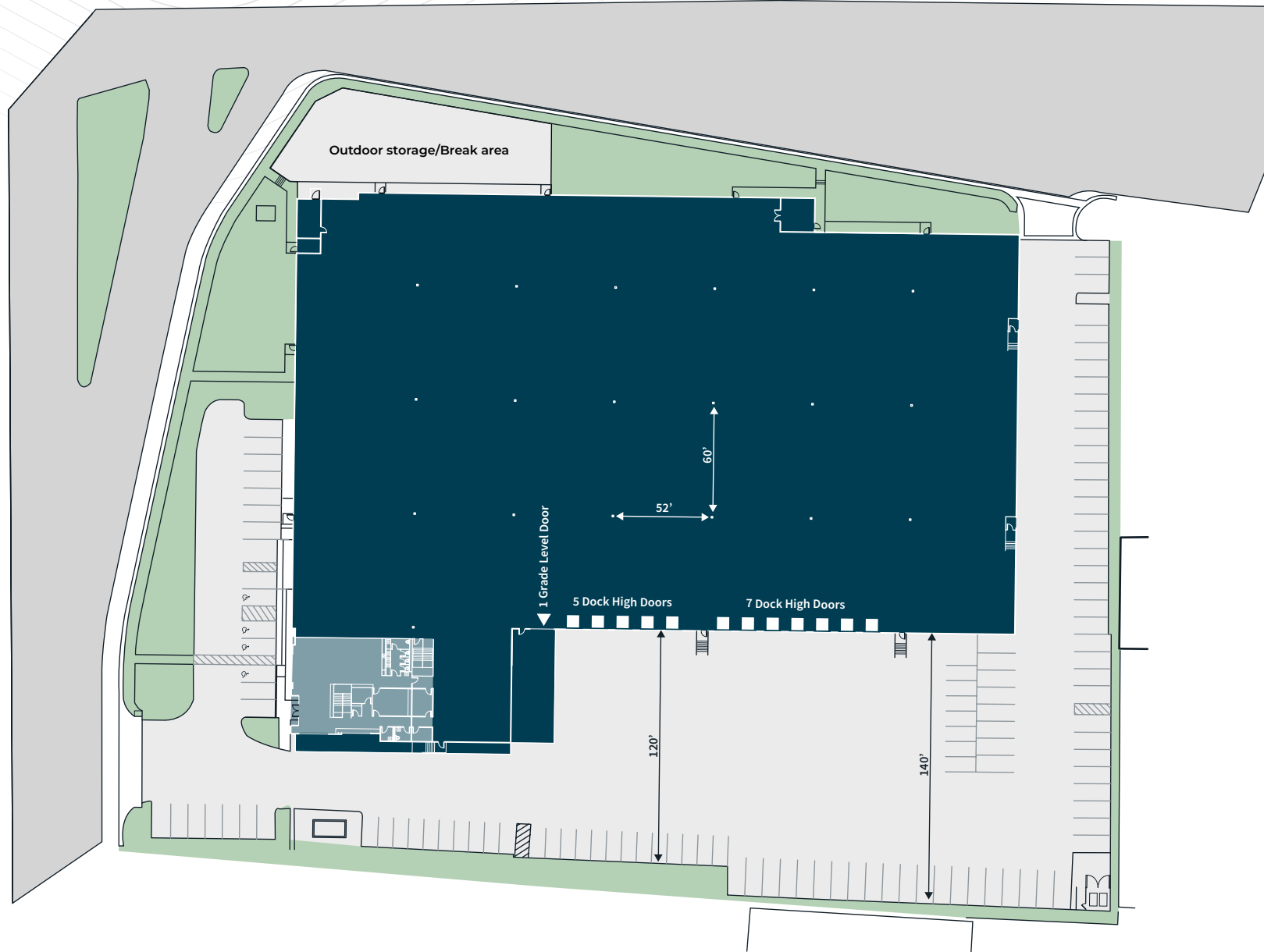


1 FULL YEAR OF HALF RENT

- Minimum 5 Year Term
- Credit/Financial Review
- Lease Must be Executed by Nov. 30, 2026

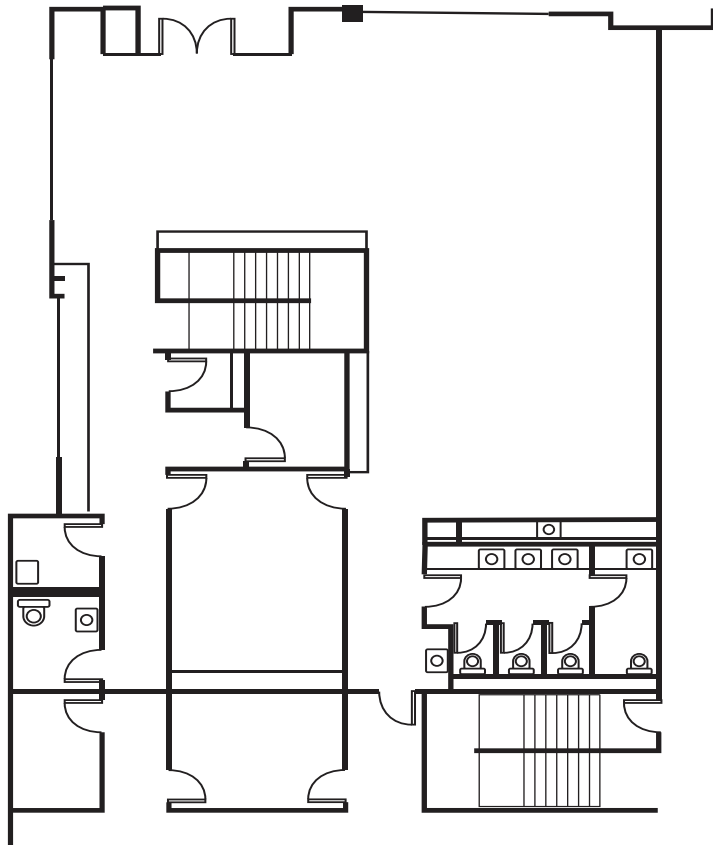
BUILDING SIZE:

±94,875 SF

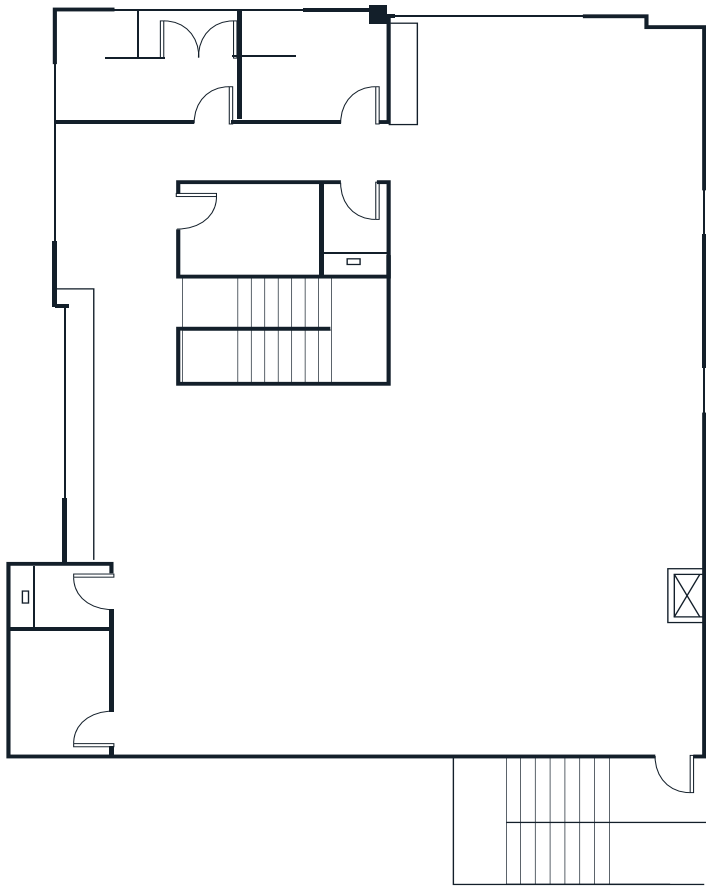


FIRST FLOOR OFFICE:

±4,119 SF



MEZZANINE OFFICE:
±3,247 SF





PRIME MARKET ACCESS

1

Dense Population Centers:

Direct reach to millions of consumers across the Los Angeles basin

2

Established Workforce:

Access to Southern California's experienced logistics labor pool

3

Consumer Spending Power:

Central position within the region's highest income demographics

4

Economic Engine:

Located at the heart of one of America's largest economic regions





BNSF Intermodal (Commerce):	8 mi.
Union Pacific Hub (Commerce):	15 mi.
Ports of LA & LB:	16 mi.



FOR MORE INFORMATION, CONTACT

Jon R. Reno, SIOR, CCIM

213 271 1508
jon.reno@jll.com
Lic. #01277642

Mark Vanis

213 395 5908
mark.vanis@jll.com
Lic. #01305617

Trevor Gale, SIOR

213 239 6256
trevor.gale@jll.com
Lic. #01452957



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