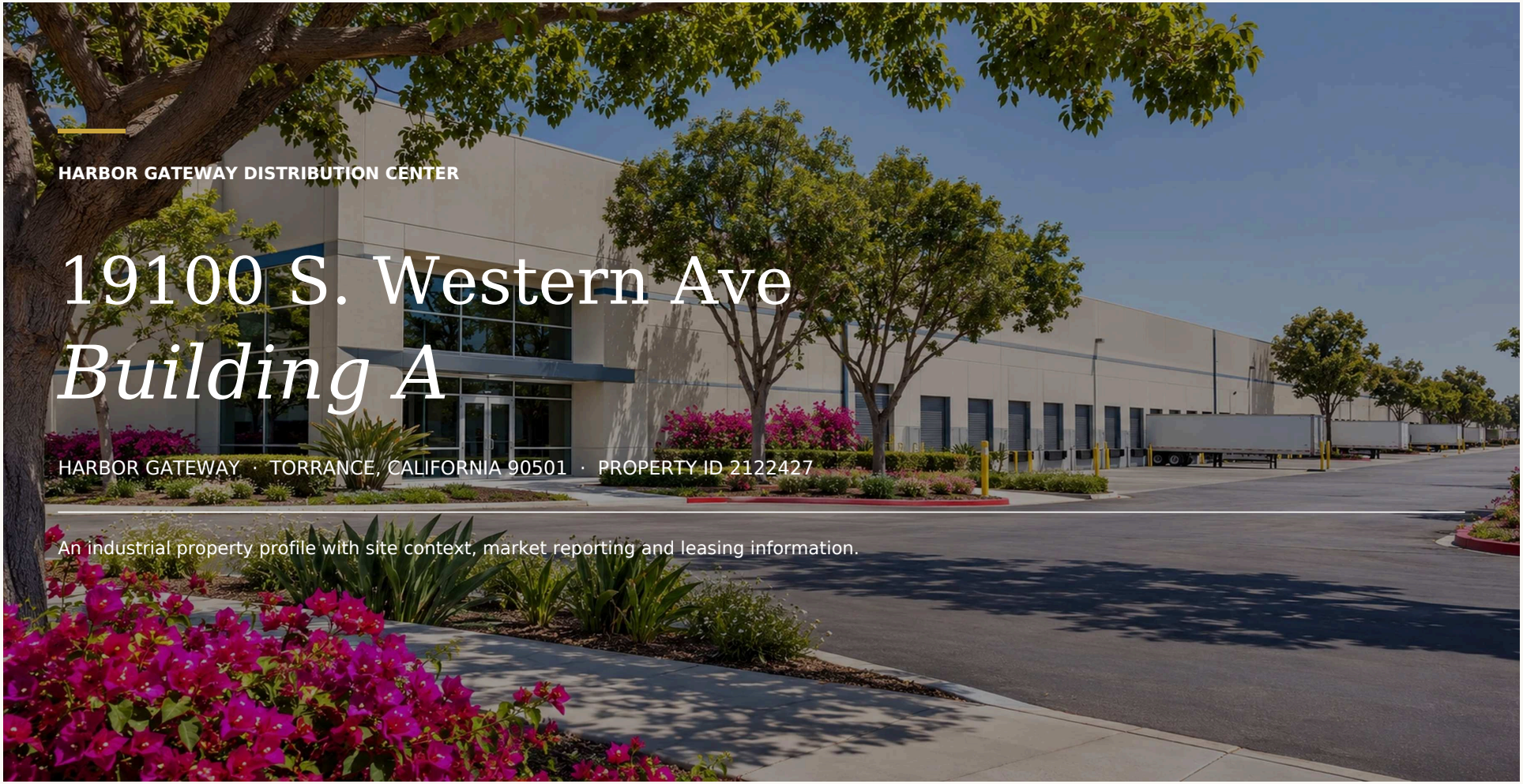


HARBOR GATEWAY DISTRIBUTION CENTER

19100 S. Western Ave
Building A

HARBOR GATEWAY · TORRANCE, CALIFORNIA 90501 · PROPERTY ID 2122427

An industrial property profile with site context, market reporting and leasing information.

BUILDING AREA	LAND AREA · PROFILE	BUILDING A · AVAILABLE	YEAR BUILT
685,897 SF RBA	1,349,053 SF	114,316 SF	1998

Fictional property concept. Information is deemed reliable, but not independently verified.

HG HARBOR GATEWAY
DISTRIBUTION CENTER



HARBOR GATEWAY · PROPERTY PROFILE

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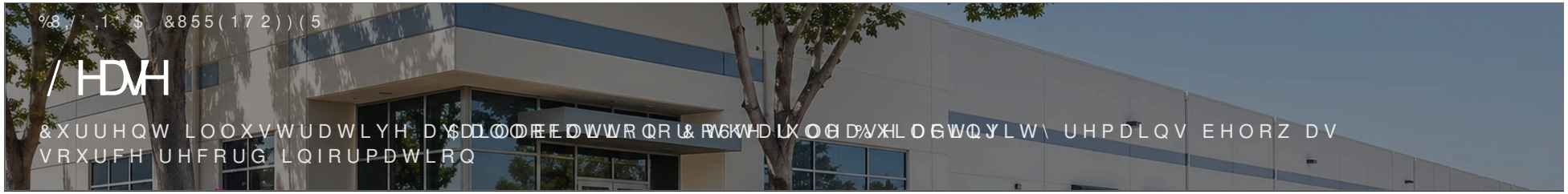
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Building A-F tenant schedule

HARBOR GATEWAY DISTRIBUTION CENTER · 19100 S. WESTERN AVE · TORRANCE, CA 90501

TOTAL BUILDING AREA	AVAILABLE	ILLUSTRATIVE OCCUPANCY
685,897 SF	**114,316 SF**	**571,581 SF**

BLDG	TENANT / STATUS	AREA	ASSUMED RENT	LEASE BASIS
A	**Available**	**114,316 SF**	**$1.75 / SF / mo**	**Industrial Gross**
B	Pacific Gate Logistics	114,316 SF	$1.45 / SF / mo	NNN
C	Harborline Fulfillment	114,316 SF	$1.50 / SF / mo	NNN
D	South Bay Components	114,316 SF	$1.55 / SF / mo	NNN
E	Western Coast Supply	114,316 SF	$1.60 / SF / mo	NNN
F	Gateway Packaging	114,317 SF	$1.65 / SF / mo	NNN

RENT BASIS

Rates are illustrative monthly assumptions per rentable square foot. NNN excludes operating expenses.

The source CoStar snapshot separately lists White Horse Logistics at 369,644 SF; its record does not allocate area by building.

A-F campus allocation

Equal-area buildings shown as a leasing concept for the Harbor Gateway profile.

ILLUSTRATIVE PLAN



AREA BASIS

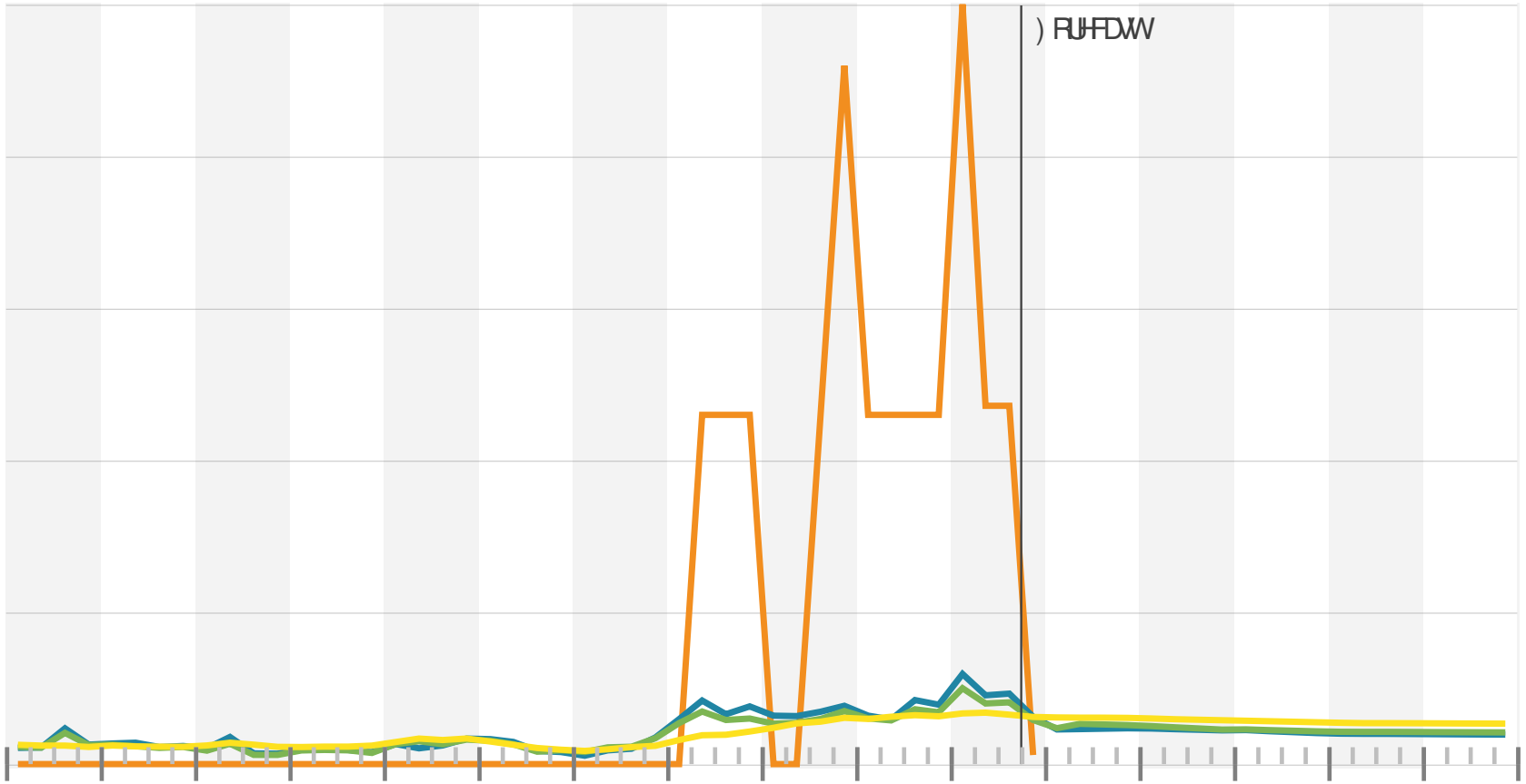
Buildings A-E: 114,316 SF each · Building F: 114,317 SF · Campus total: 685,897 SF

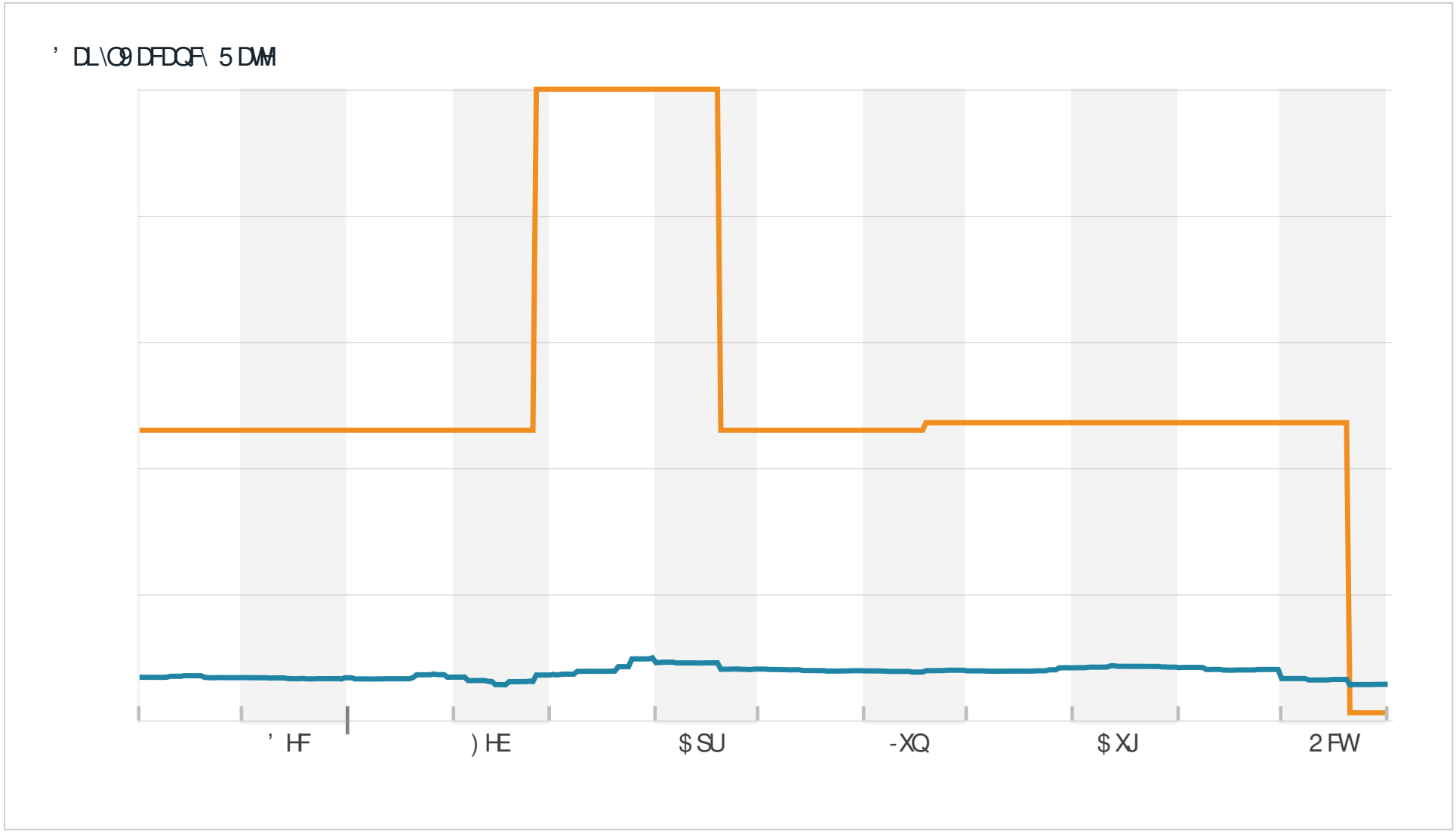
Building A remains available. B-F show the same tenant names, areas, and assumed rates as the schedule on page 22.

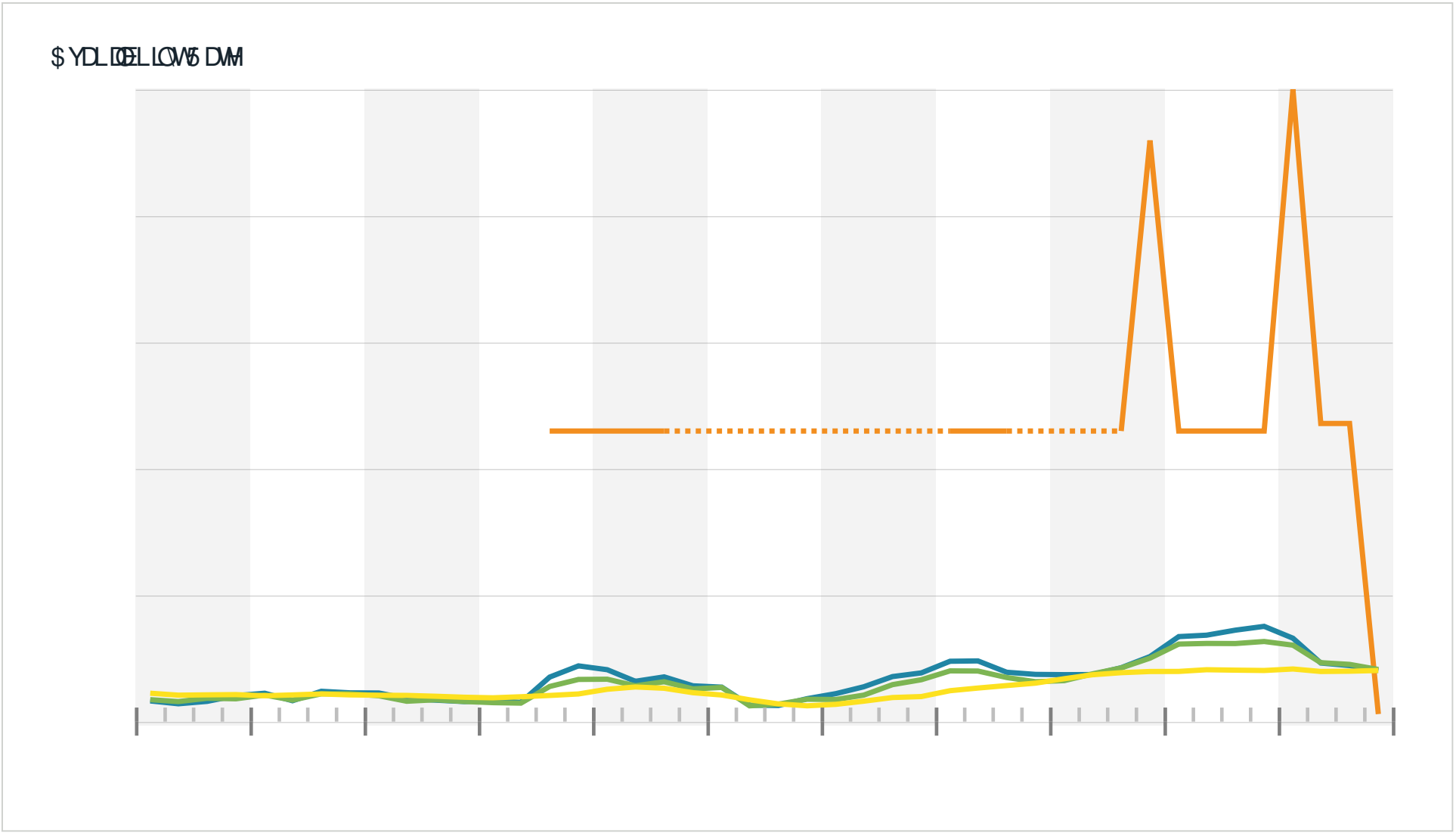
Concept allocation only; dimensions are illustrative and not surveyed.

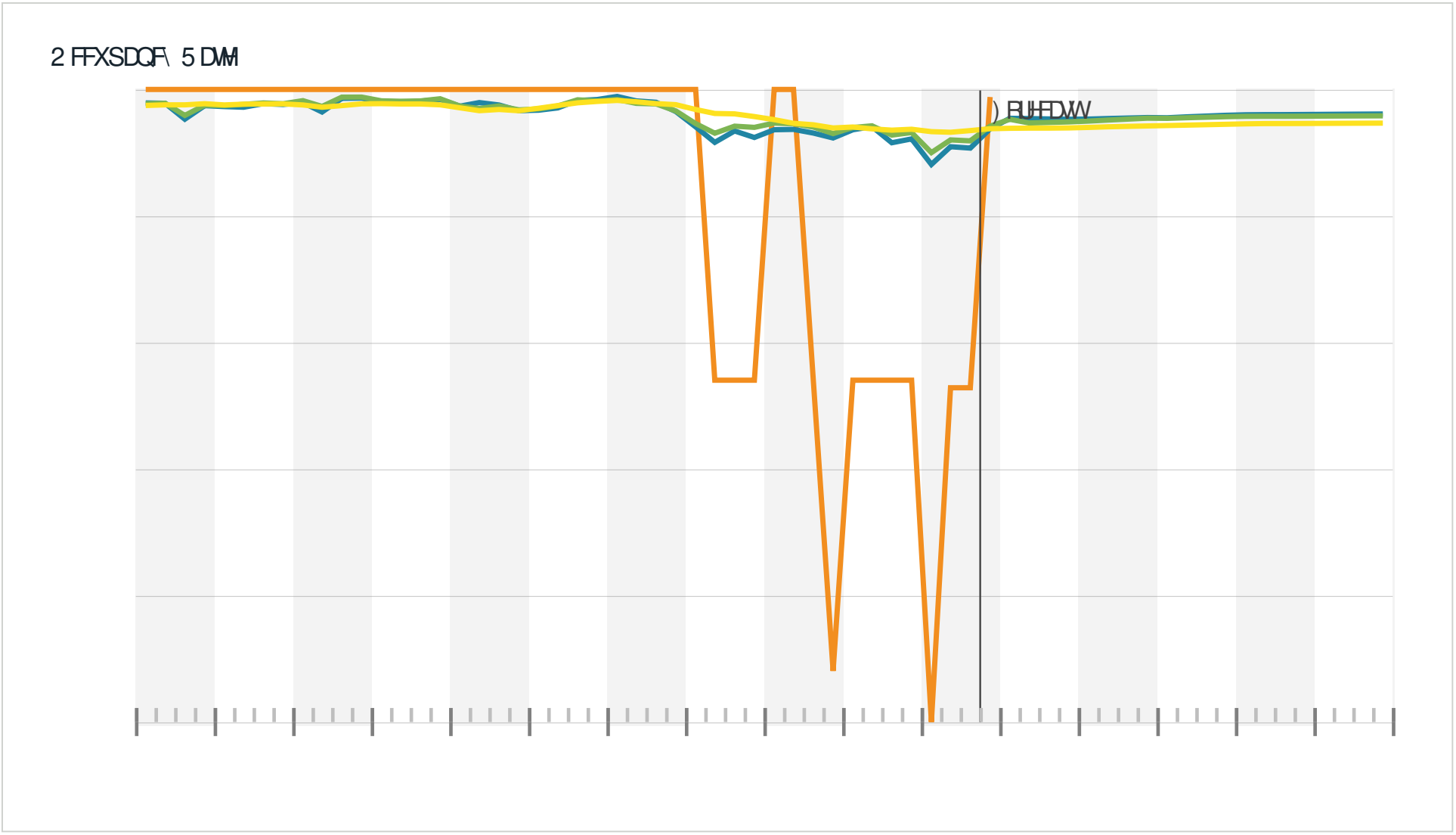

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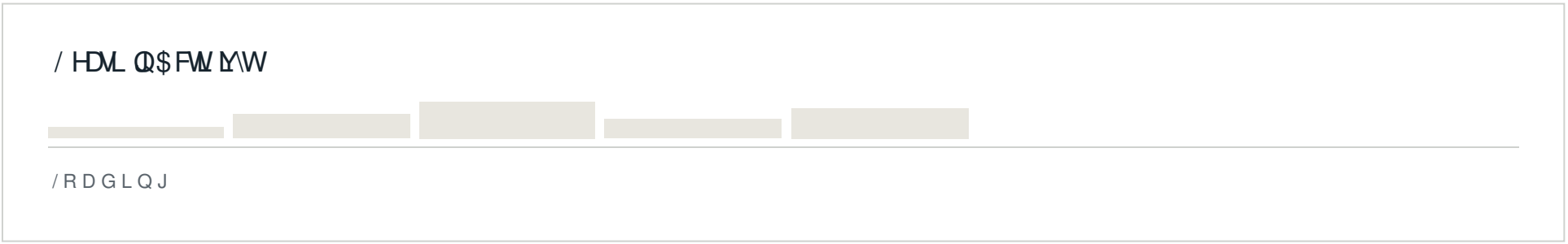
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/RDGLQJ

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$YHUDJH%XLOGLQJ6)		~.		.
8QGHU&RQVWUXFWLRQ6)		.		.
~ 0R'HOLYHUHG6)		~~ .		~~ .

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6$/(6	3523(57<	68%0$5(7	67$5	68%0$5(7
~ 0R7UDQVDFWLRQV		~		~
0DUN-W6DOH3UHF6)		~		
$YHUDJH0DUN-W6DOH3UHF		0		~ 0
~ 0R6DOHV9RXPH		0		0
0DUN-W&DS5DWH				

6DYHG$QDO\WLF9LHZV

6XPPDU\ | 9DFDQF\ | 5HQW | 6DOHV | ’DWD

▶ 6XPPDU\

▶ 9DFDQF\

▶ 5HQW

▶ 6DOHV

▶ ’DWD



/RDQ GHWDLOV

2ULJLQDWLRQ DPRXQW	
2ULJLQDWLRQ GDWH	6HSWHPEHU ~~
2ULJLQDWRU	1RUWKZHVWHUQ 0XWXDO /
0DWXULW\ GDWH	2FWREHU
7HUP	PRQWKV
/RDQ W\SH	&RQYHQWLRC
0XOWL SURSHUW\ ORDQ	<HV
'RFXPHQW QXPEHU	



&267$5),1$1&,$/6

) LQDQFLDOV

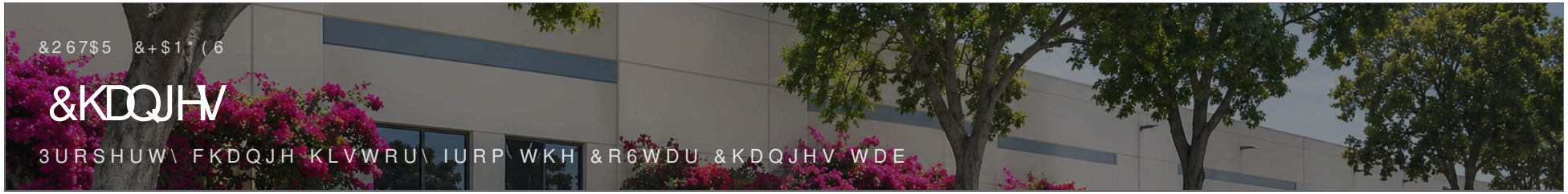
0DUNHW ILQDQFLDOV HIRU&RYLIRUDOLDX HVQSHBXW WUHSRUW9HG LQ &R6WDU

0 DUNHWV L QQFL OV

	0267 5(&(17		
1 XP EHURI 0 RQWKV & RYHUHG	~	~	~
6WDWHP HQW(QGLQJ ' DWH	' HF ~	' HF ~	' HF ~
,QFRP H			
%DVH 5 HQW	~		
([SHQVH 5 HLP EXUVHP HQW	~		~
3 HUF HQWDJH 5 HQW			
3 DUNLQJ ,QFRP H	~	~~	
2 WKHU,QFRP H			
(IIHFWLYH * URVV ,QFRP H	~		~~
2 SHUDWLQJ ([SHQVHV			
5 HDO(VWDWH7D[HV			~
3 URSHUW\ ,QVXUDQFH		~ ~	
8 WLOLWLHV			
5 HSDLUV DQG0 DLQWHQDQFH	~	~	~
- DQLWRULDO	~	~~	
0 DQDJHP HQW\ HHV			
3 D\ URO %HQHILWV	~~	~ ~	
$GYHUWLVLQJ 0 DUNHWLQJ	~		
3 URIHVVLRQDO) HHV			
* HQHUDO $GP LQLVWUDWLYH			~
2 WKHU([SHQVHV	~	~ ~	

0267 5(&(17				
* URXQG5HQWV		~ ~	~ ~	~ ~
7RWDC2SHUDWQJ ([SHQVHV			~	~
2SHUDWQJ ([SHQVH5DWR			~	
1HW2SHUDWQJ ,QFRPH	~	~	~	
&DSLWDO\WP V				
/HDVLQJ &RP PLWPHQWV	~			
7HQDQWP SURYHP HQWV				
&DSLWDO[SHQGLWXUHV	~			
([WDRUGLQDU &DSLWDO[SHQGLWXUHV				~
7RWDC&DSLWDO\WP V			~	~ ~
1HW&DVK)OZ	~	~		
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2FFXSDQF\5DWL				

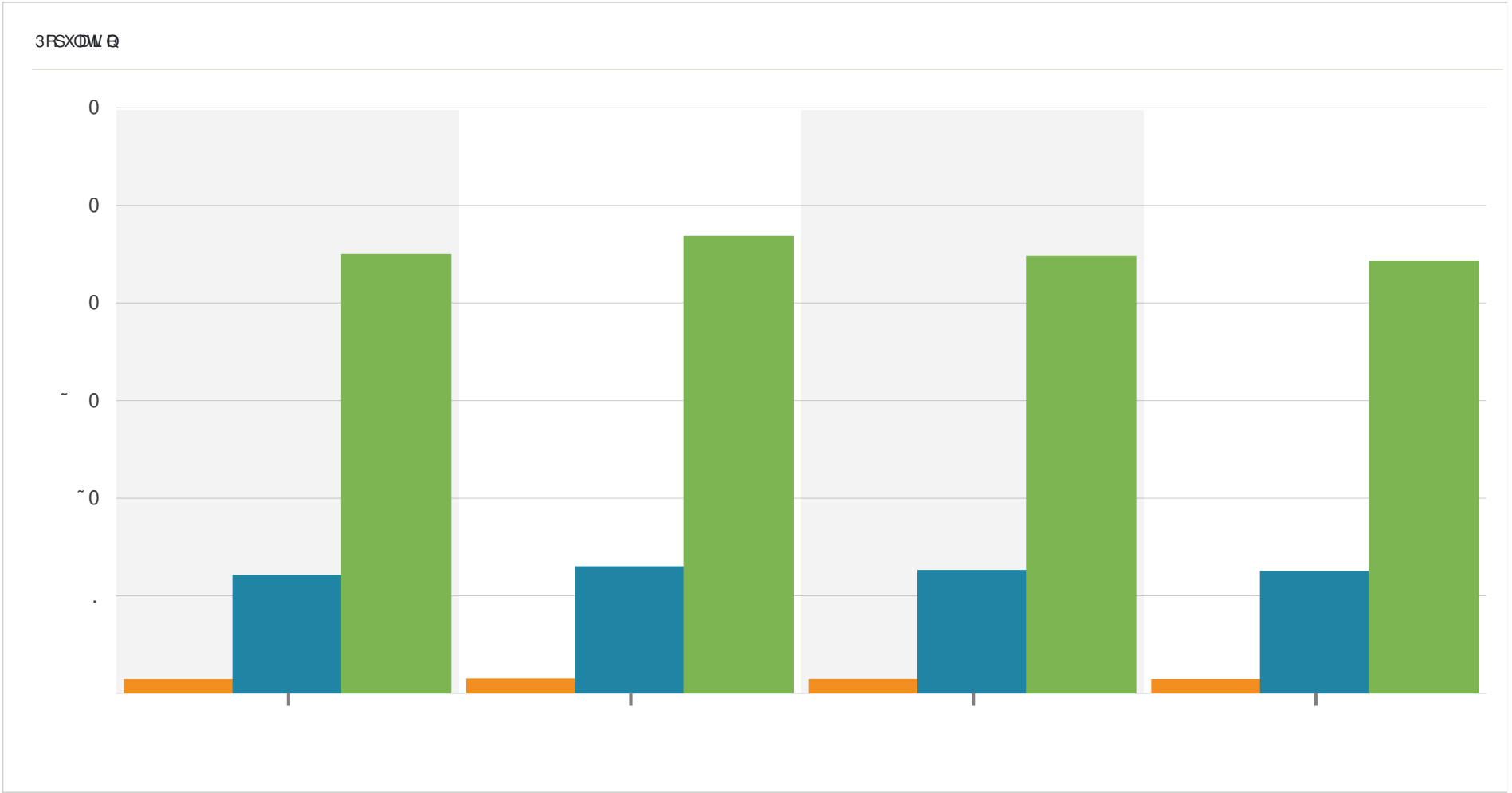
6WDWHPHQW HQGLQJ GDWHV 0RVW 5HFHQW † 'HF ~ 'HF ~ 'HF ~ (DFK DQQXI

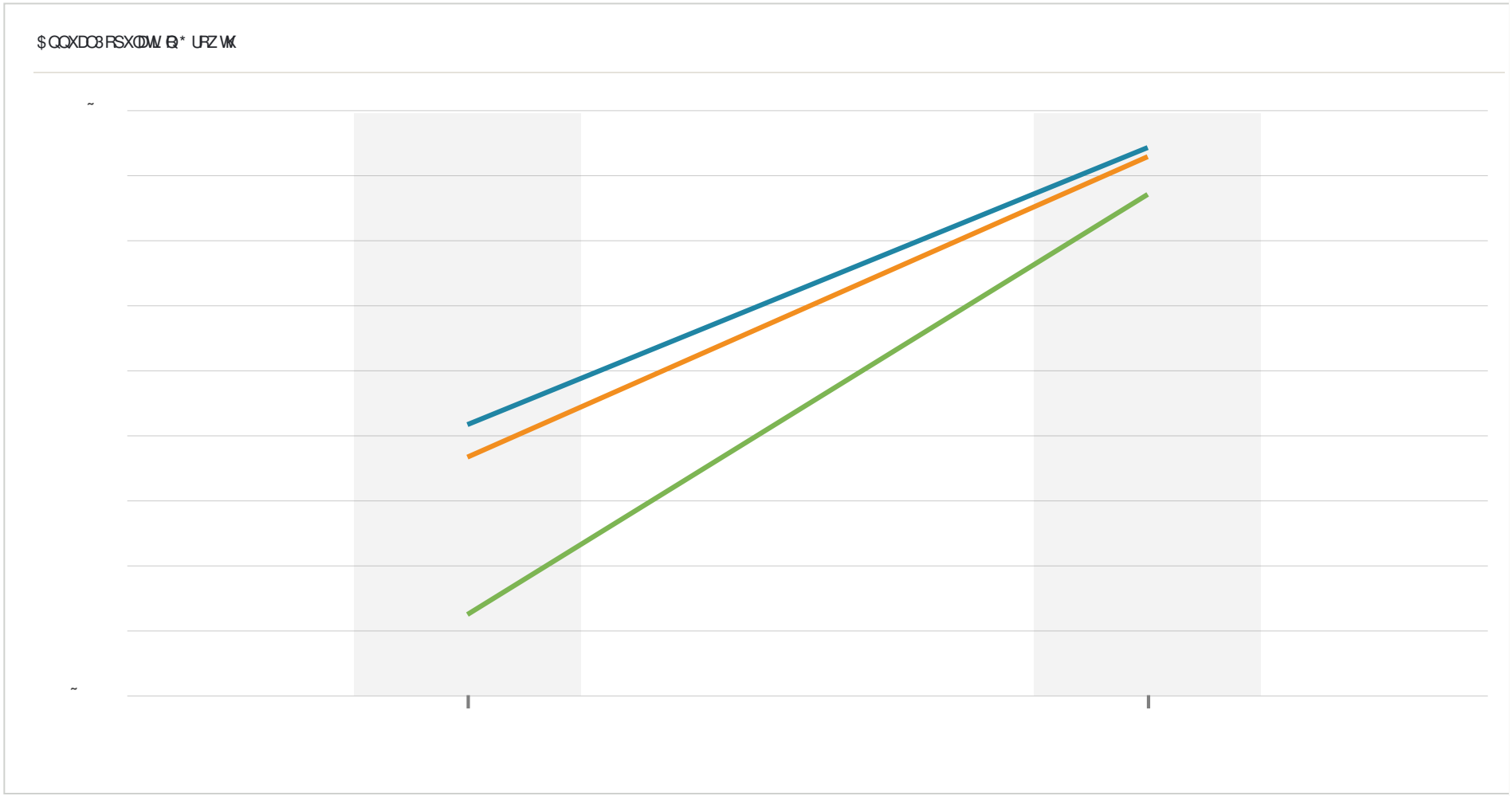


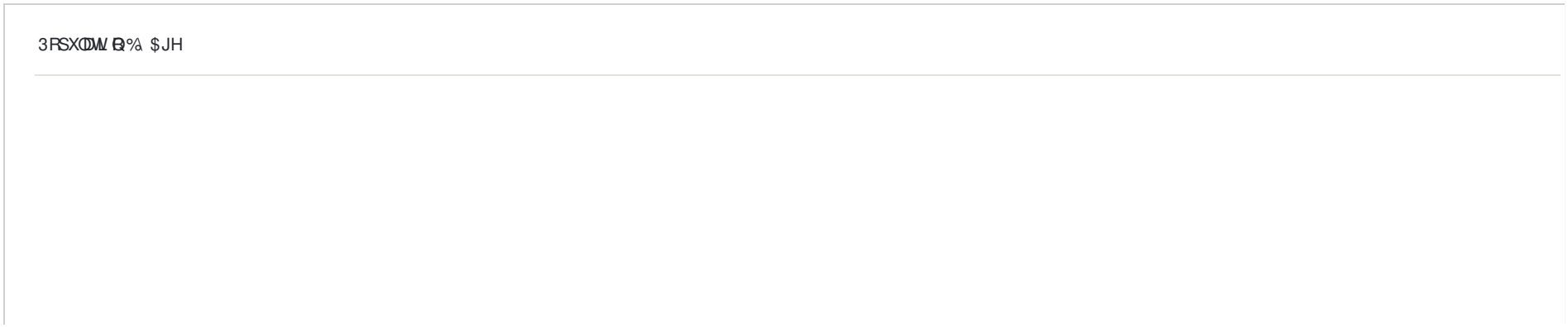
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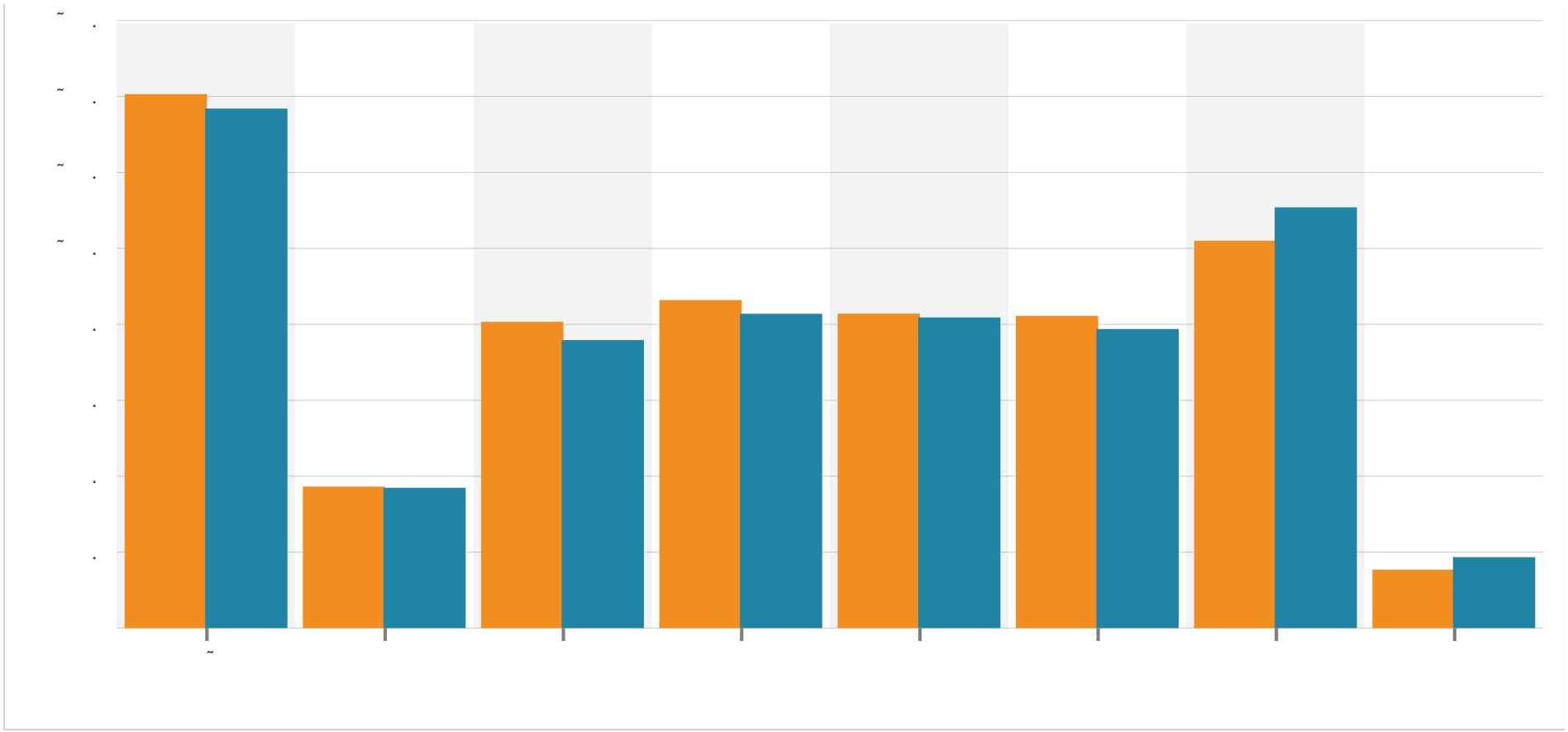
&+$1*('$7(	&+$1*(7<3(	1(: 9$/8(	35(9,286 9$/8(	127(6
~ ~	6SDFH5HPRYDO	~ 6)	†	~ 6) ' LUHFW/HDVHG
~	6SDFH$GGLWLRQV	~ ~ 6)	†	†
	/HDVLQJ &R&KDQJHV	&RQGHUV	&%5(	†
~	/HDVLQJ &R&KDQJHV	&%5(	&RQGHUV	†
	/HDVLQJ &R&KDQJHV	&RQGHUV	&%5(	†
	6SDFH5HPRYDO	~ 6)	†	: LWKGUDZQ
	6SDFH$GGLWLRQV	~ 6)	†	†
	5%$ &KDQJHV	6)	6)	†
~~	5HQWDO5DWH&KDQJH	: LWKHOG	: LWKHOG	†
	5HQWDO5DWH&KDQJH	~	: LWKHOG	†
	5HQWDO5DWH&KDQJH	: LWKHOG	~ 111	†
~	6SDFH5HPRYDO	~ 6)	†	: LWKGUDZQ
~	6SDFH$GGLWLRQV	~ 6)	†	†
~	6SDFH$GGLWLRQV	~ 6)	†	†
~	6SDFH5HPRYDO	~ 6)	†	: LWKGUDZQ
	5%$ &KDQJHV	6)	~ 6)	†
~ ~	6SDFH5HPRYDO	~ 6)	†	~ 6) ' LUHFW/HDVHG
	5%$ &KDQJHV	~ 6)	6)	†
~	5HQWDO5DWH&KDQJH	111	~ 1(*27	†
~	6SDFH$GGLWLRQV	~ 6)	†	†


&267$5 '(02*5$3+,&6
' HP RJUDSKLFV
&R6WDU GHPRJUDSKLF FKDUWV DQG GDWD ZLWK WKH PLOHV PLOHV DQG ~ PLOHV JHRJUDSKLHV UHWD

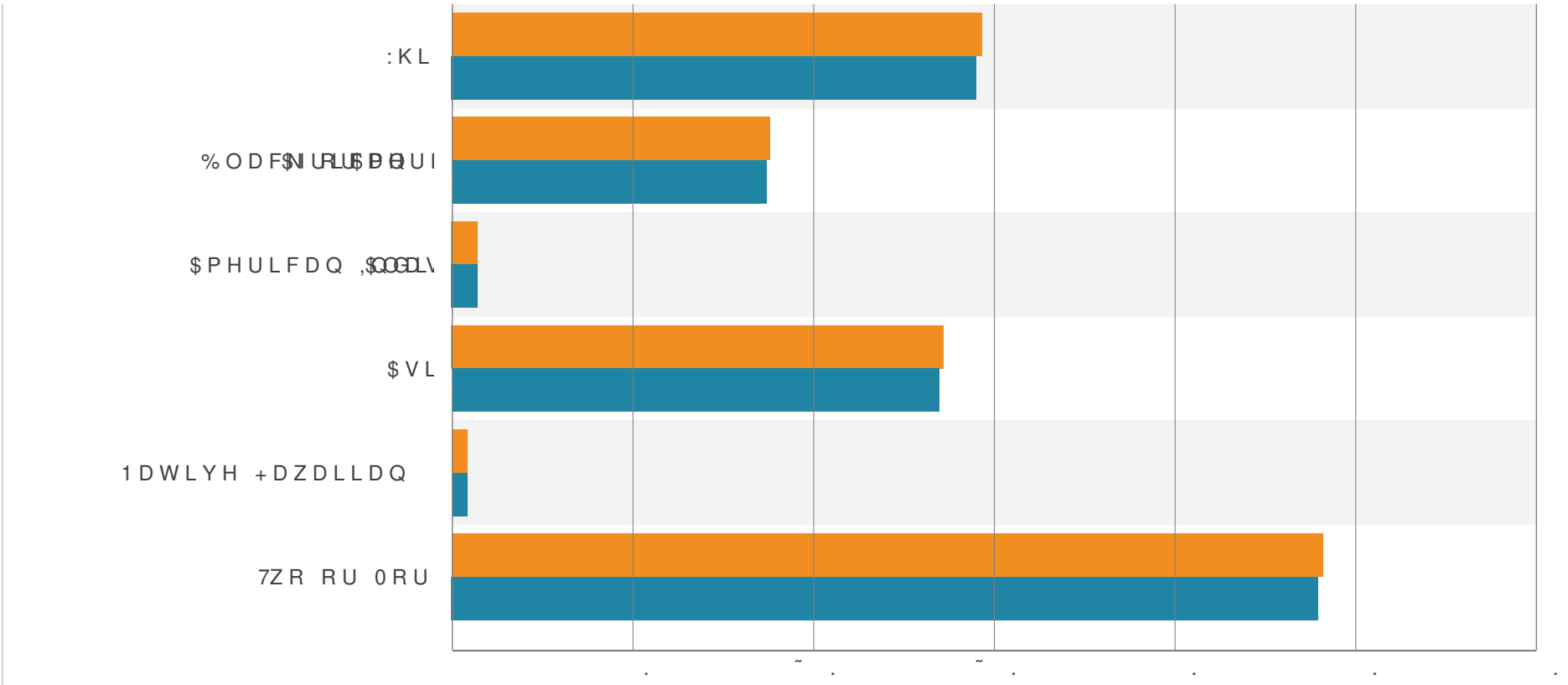

3RSXODWLRQ
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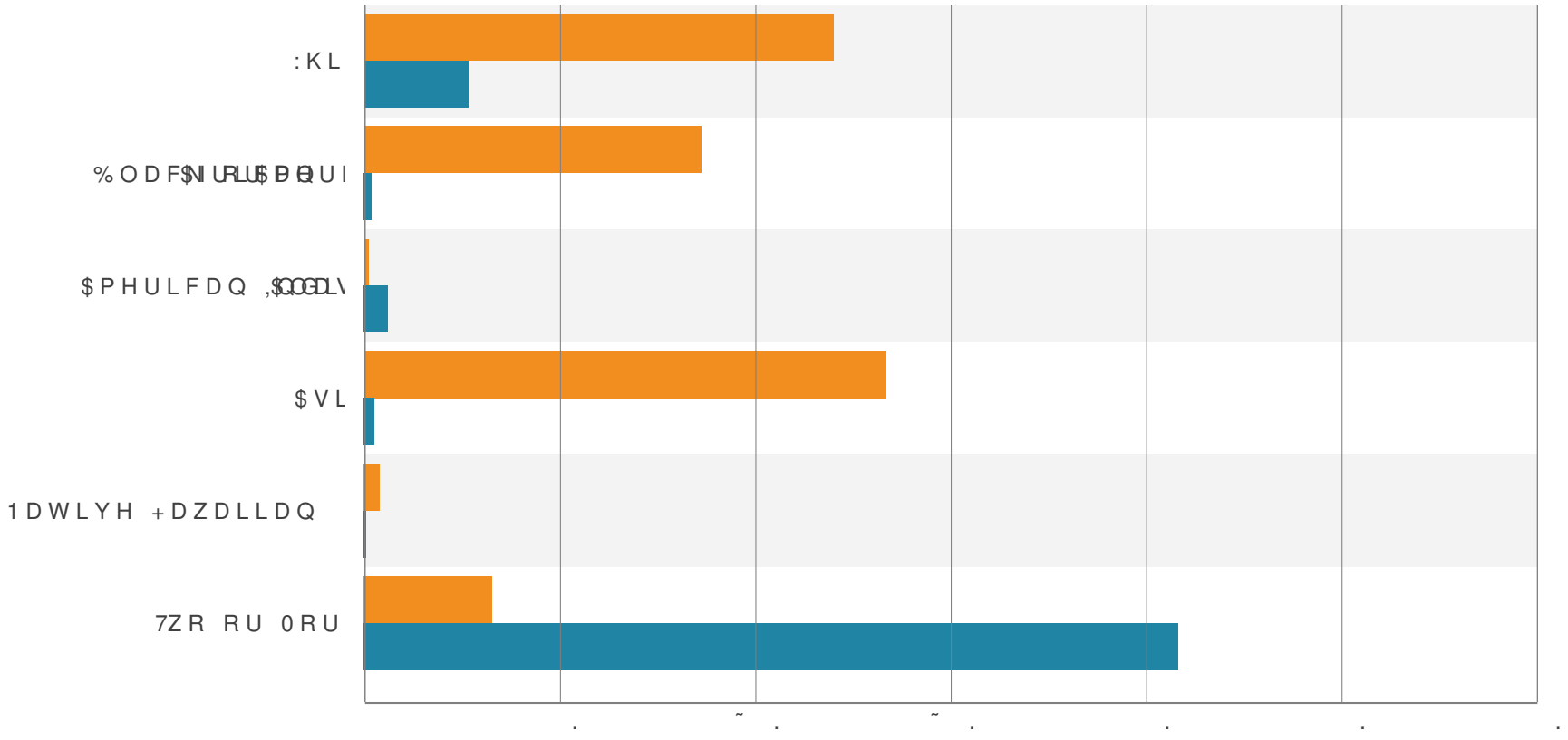




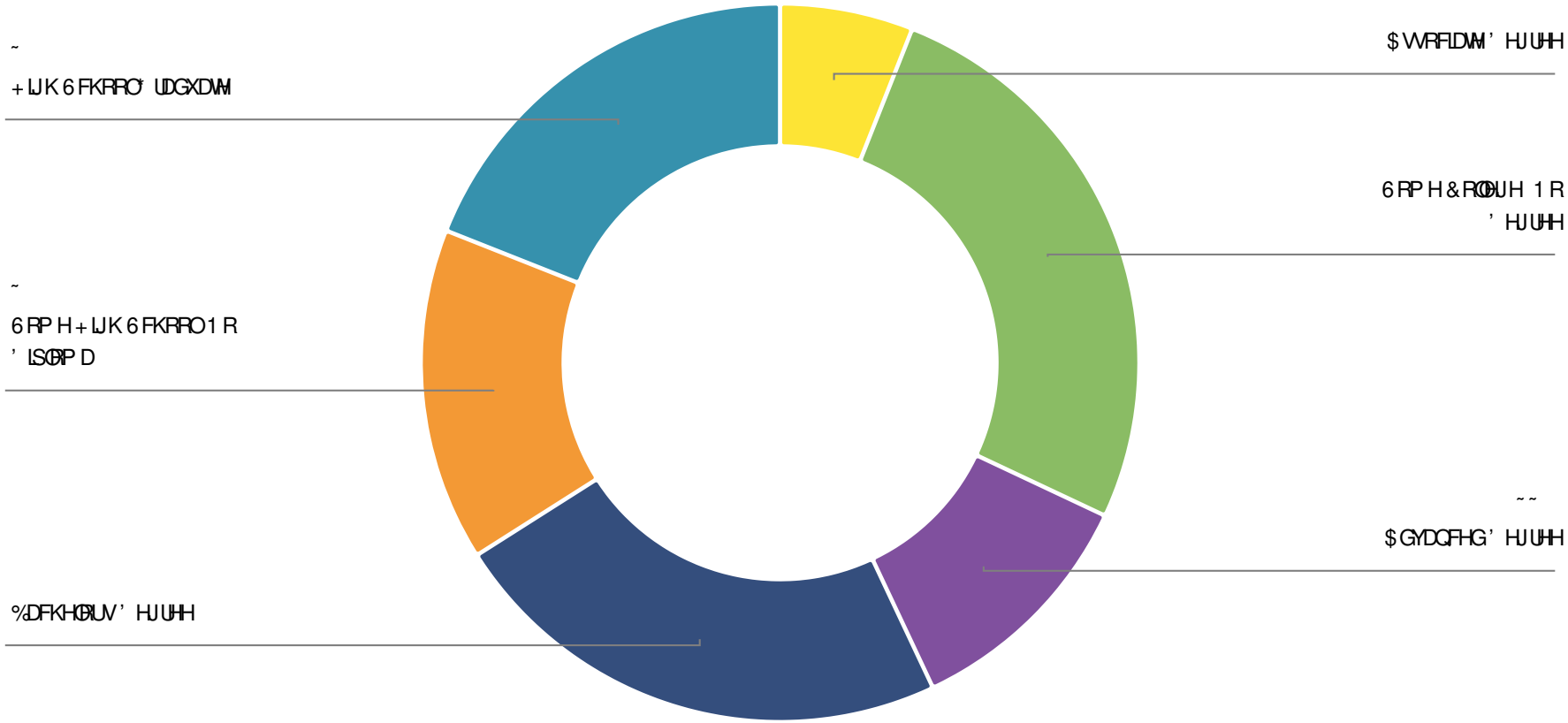
3RSXODWLRQ 5DFH



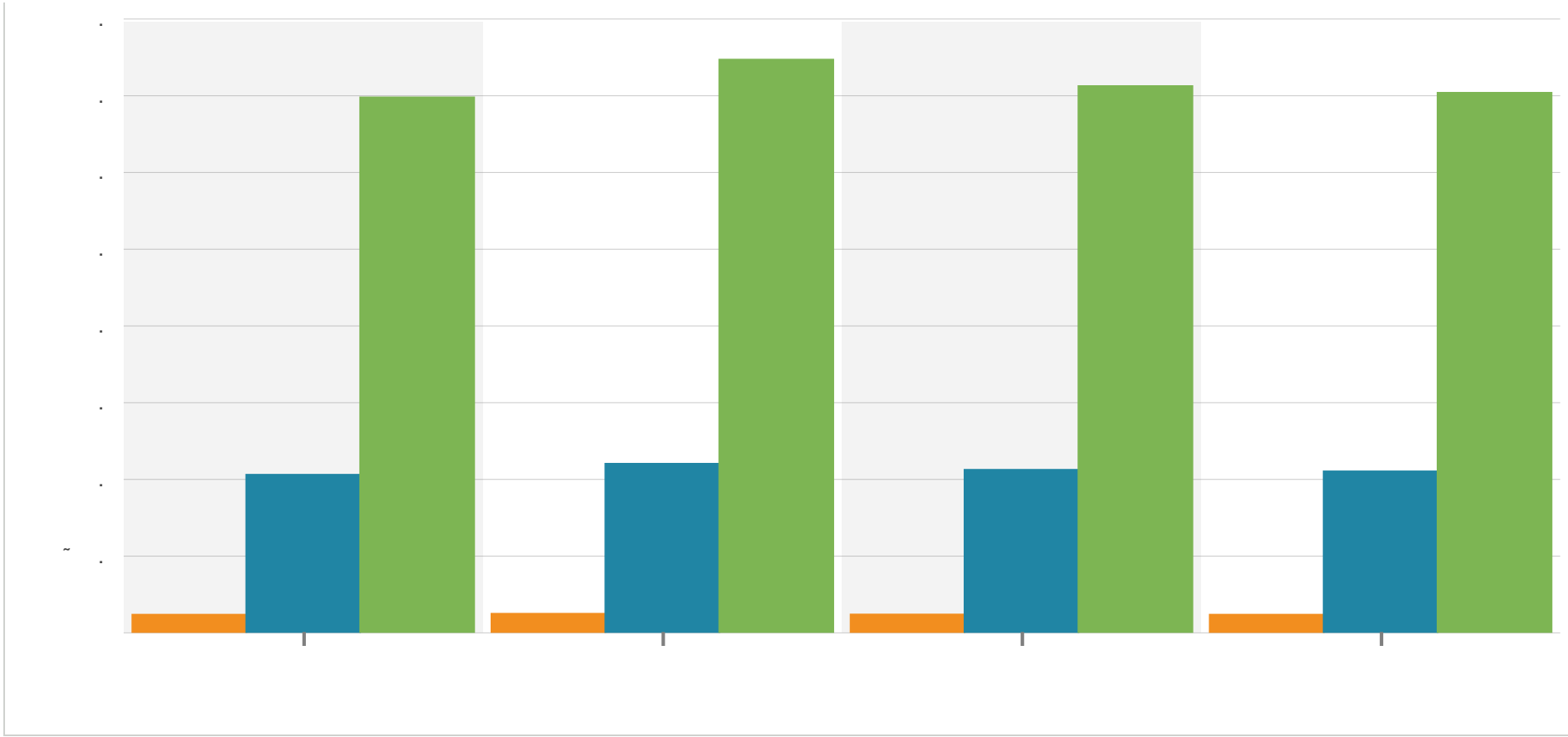
3RSXODWLRQ%\ 5DFH +LVSDQLF2ULLQ



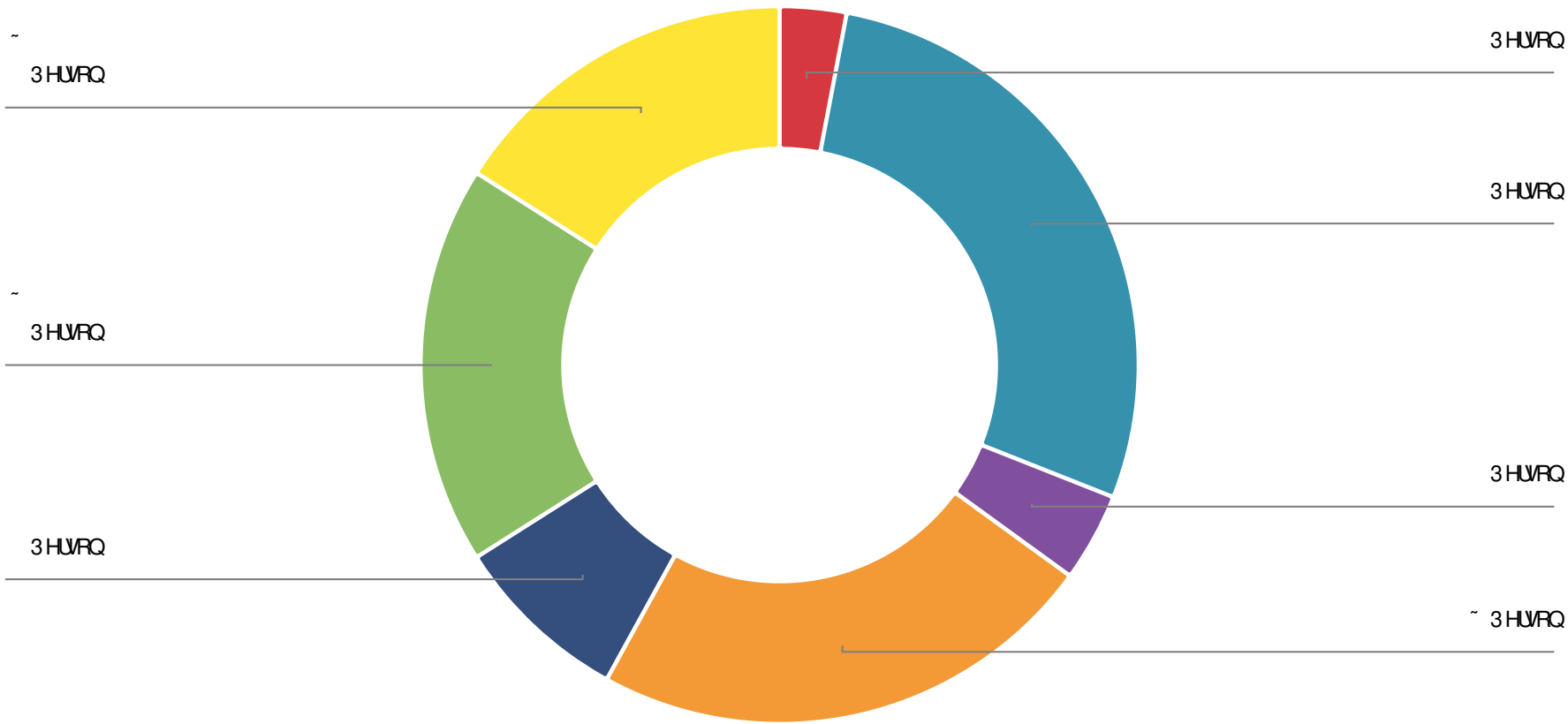
(GXFDWLRQDO$WWDLQPHQW


~
+LJK6FKRRO'UDGXDWH
$VVRFLDWH'HJUHH
6RPH&ROOHJH1R
'HJUHH
~
6RPH+LJK6FKRRO1R
'LSORPD
~~
$GYDQFHG'HJUHH
%DFKHORU'HJUHH

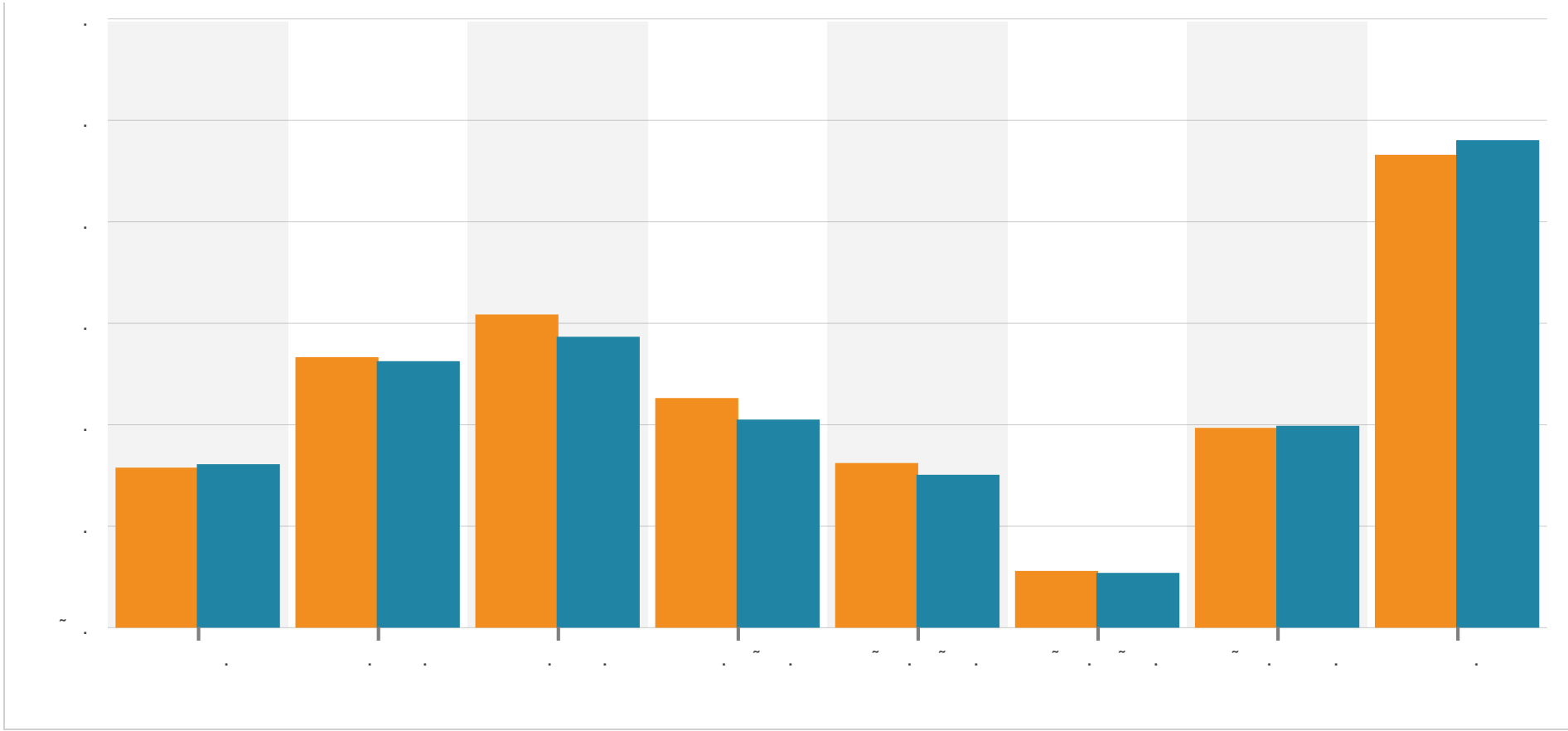
+RXVHKROGV



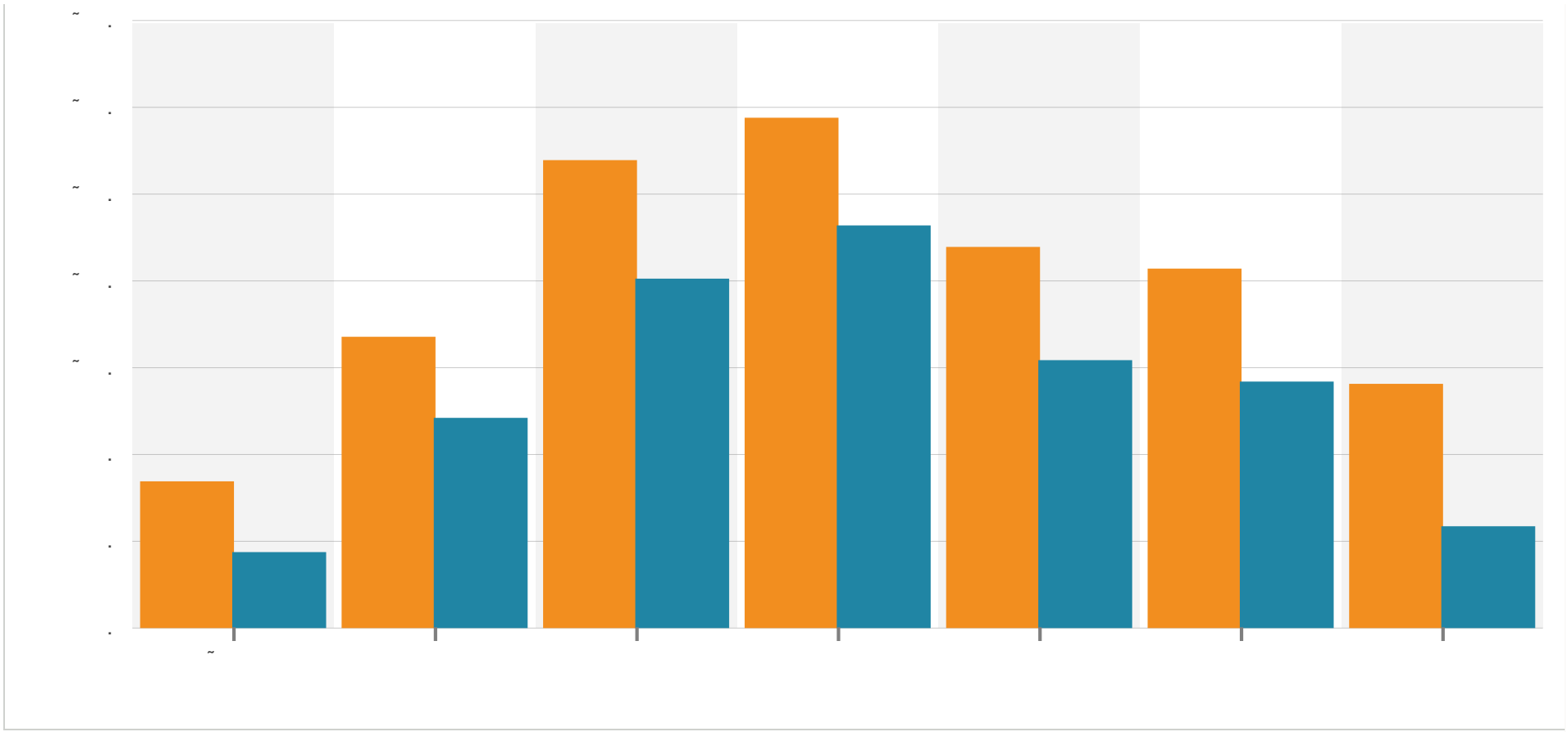
+ RXVHKROGLQH



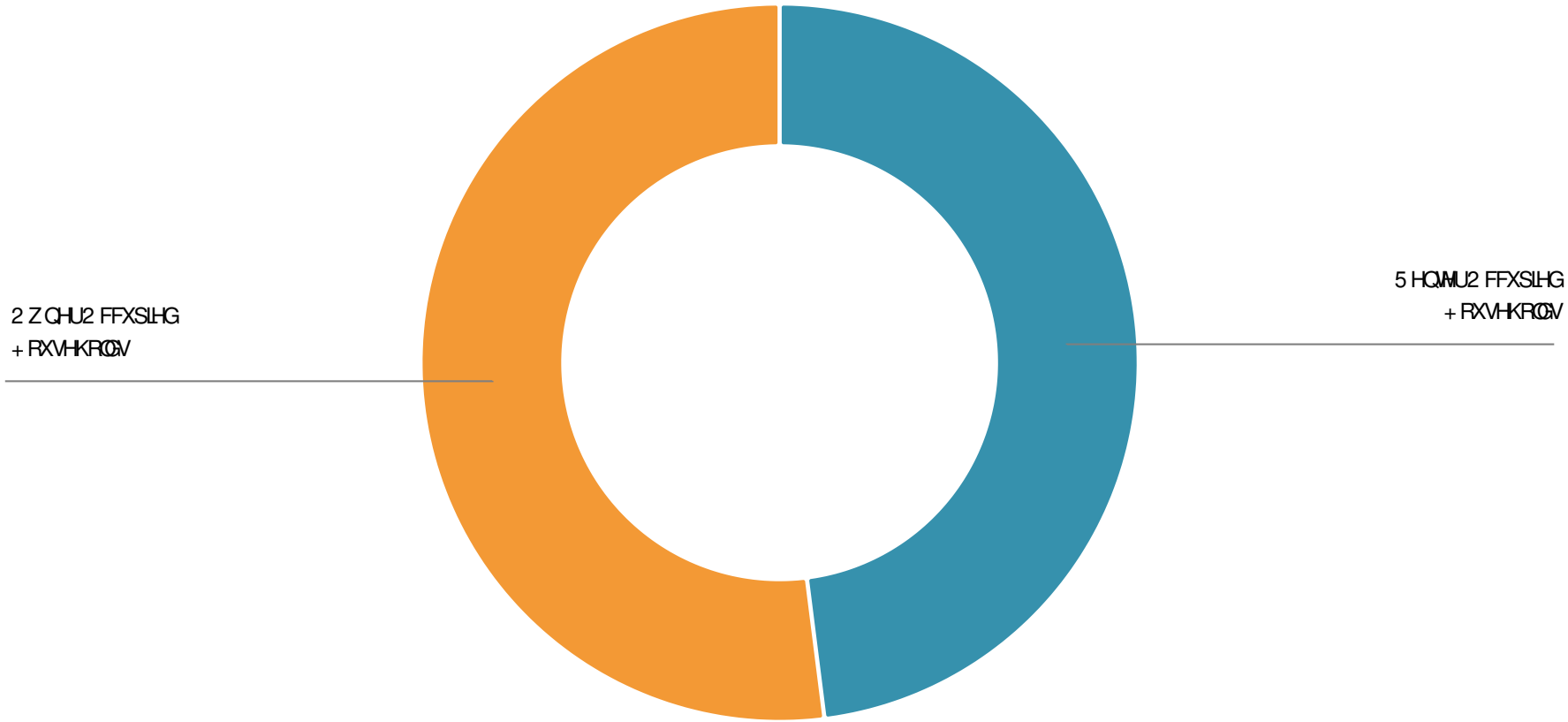
+RXVHKROGV%ILQHH



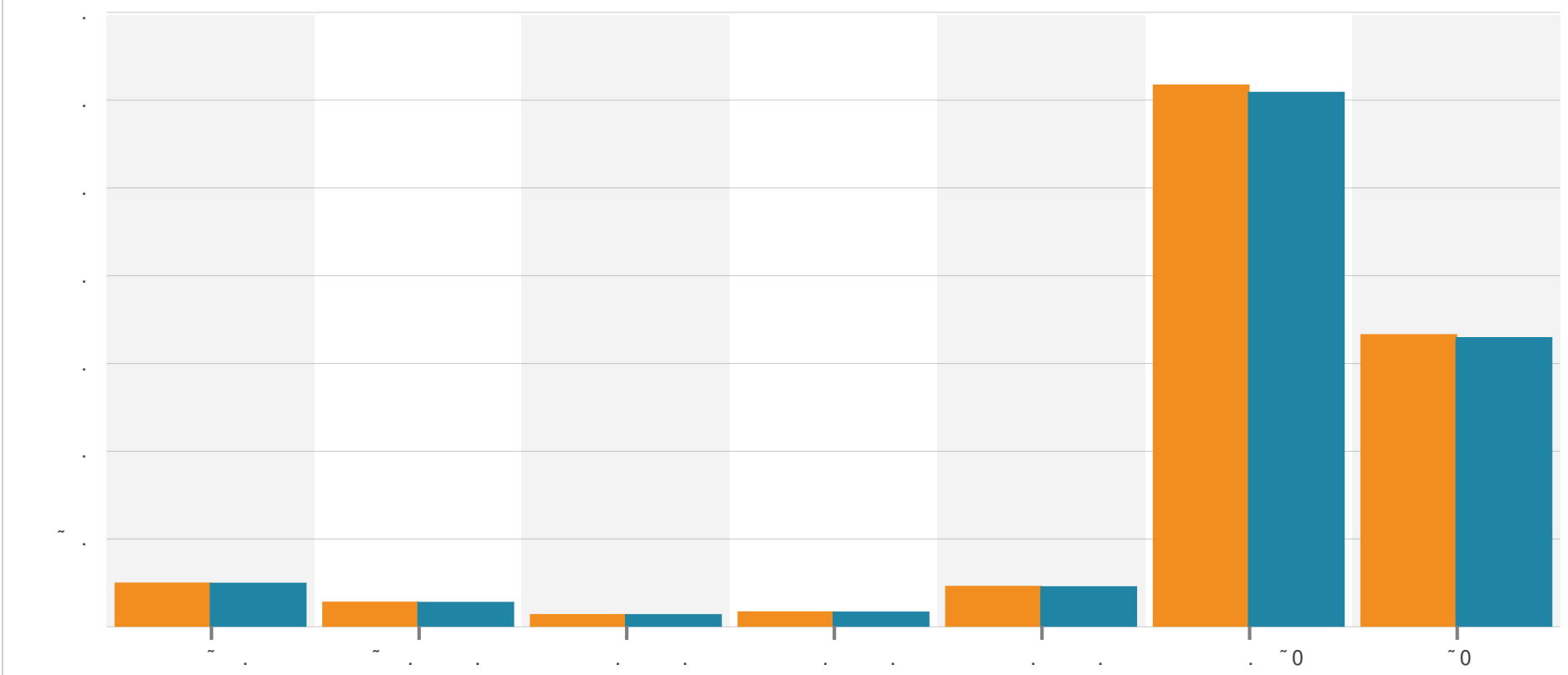
+ RXVHKROGQFRPH%\$JH



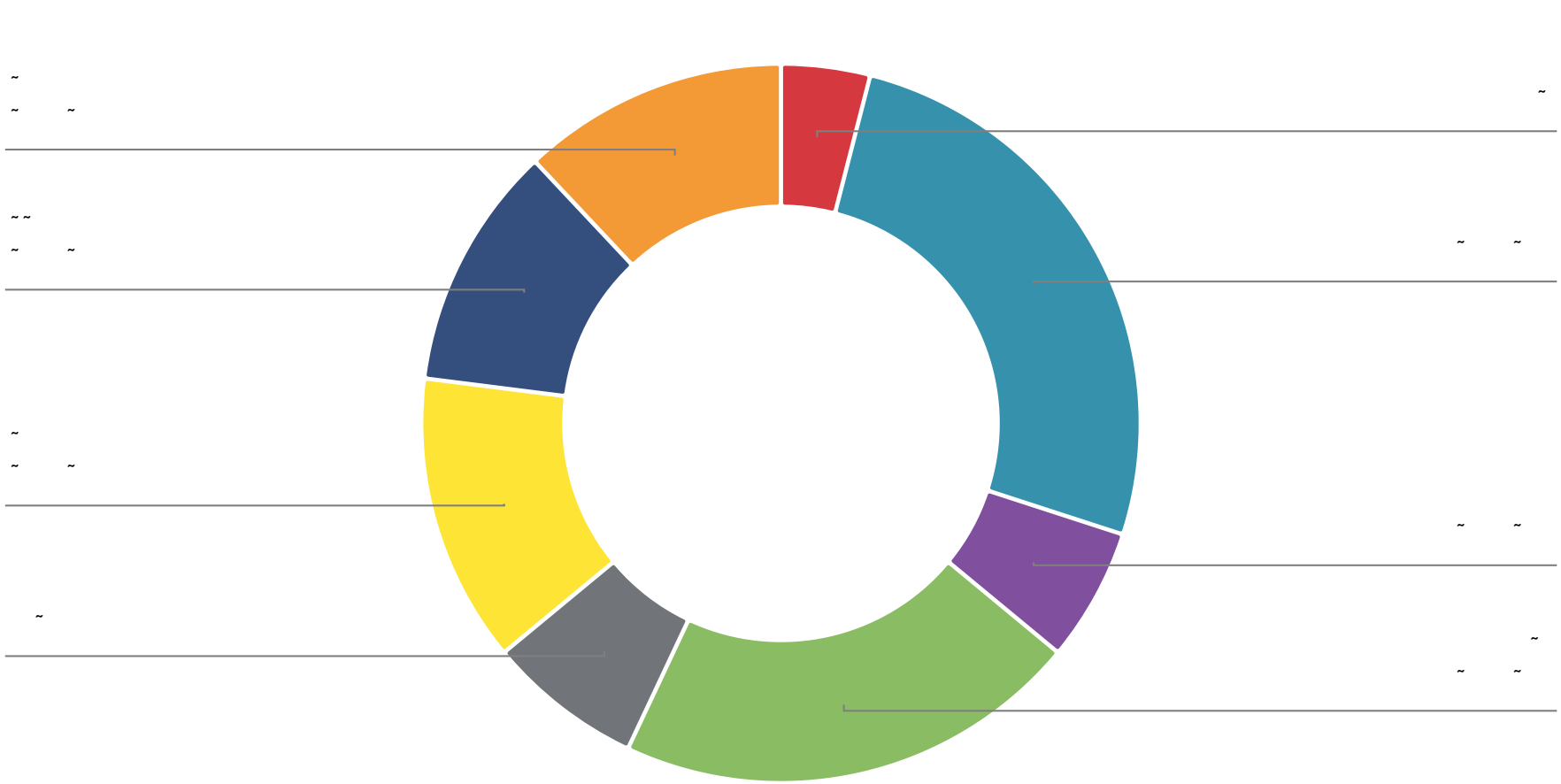
+ RXVL 02 FFXSDQ\



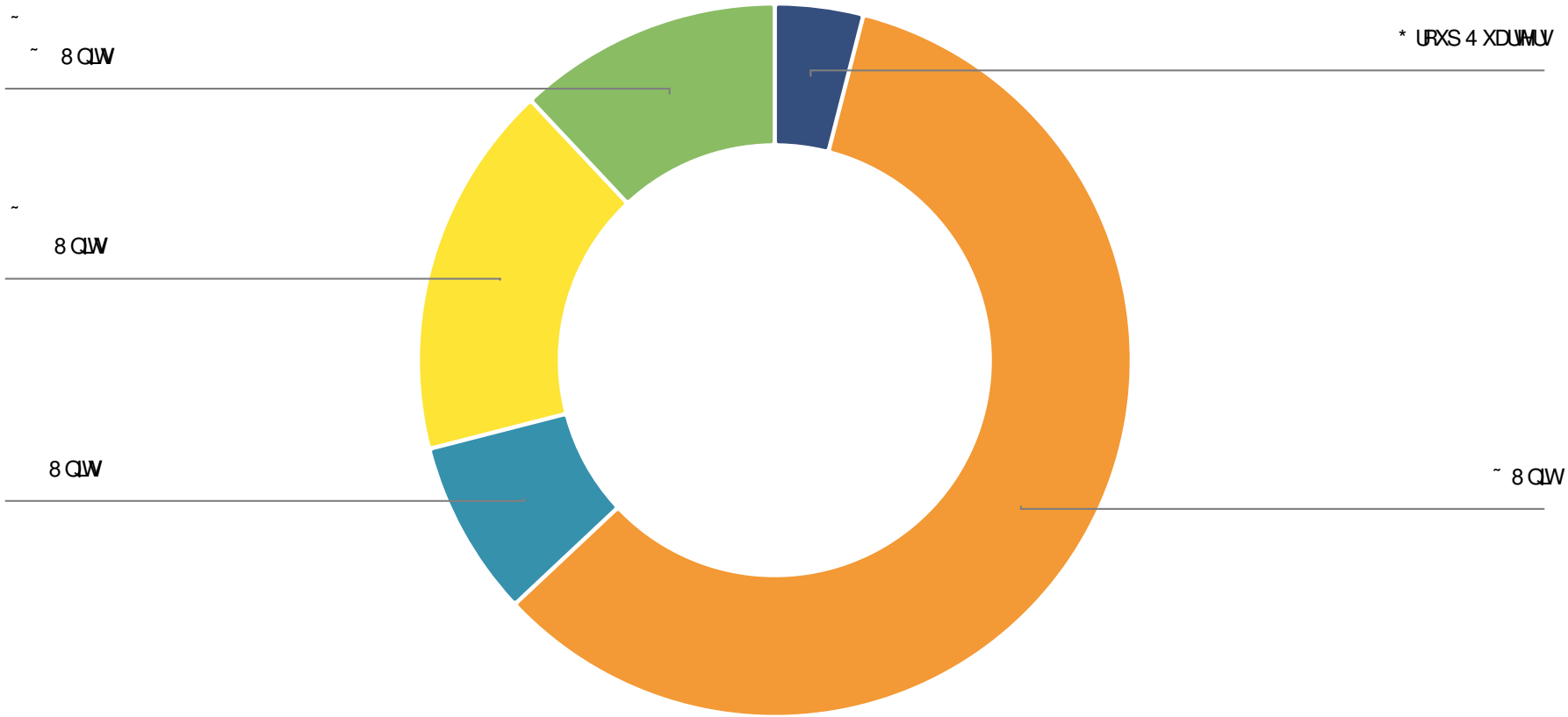
+ RP H9 DOXHV



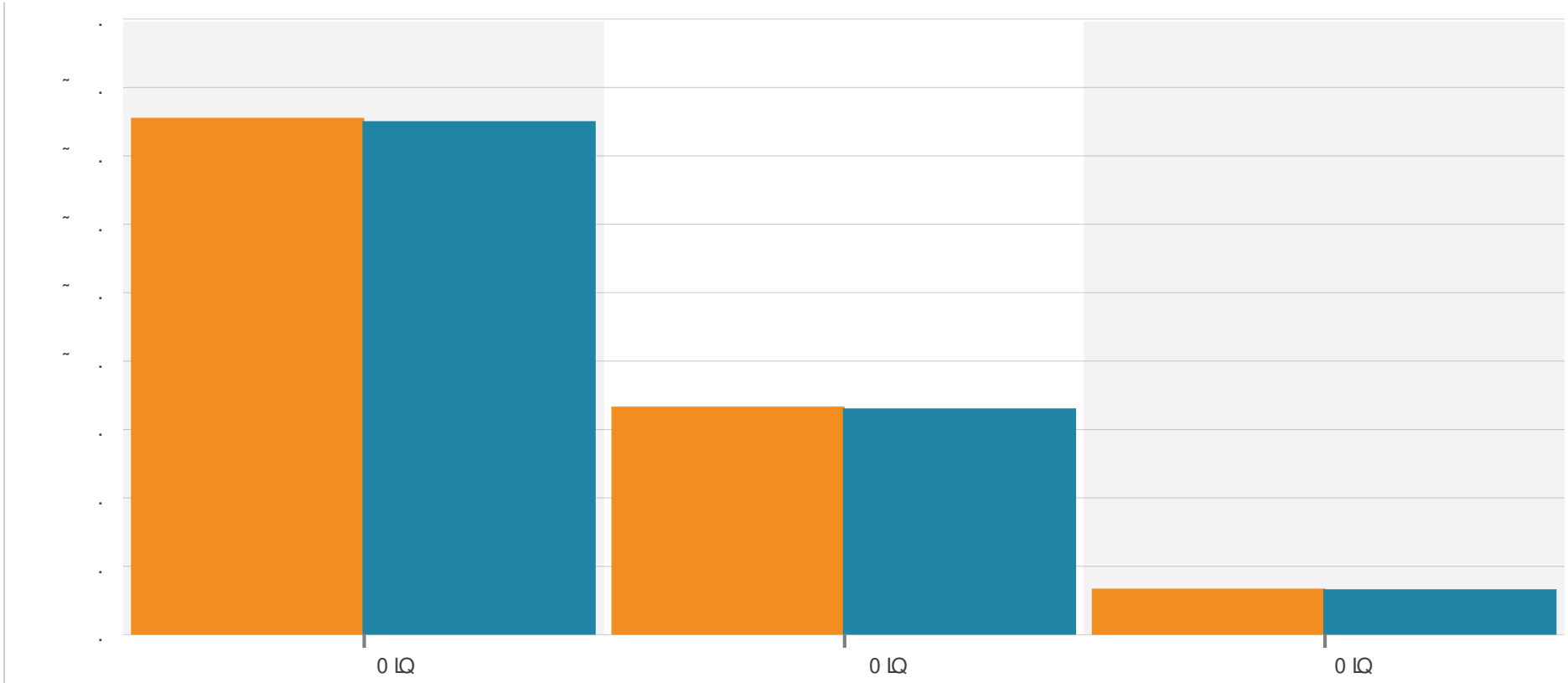
+ RP HV% <HDU%XLW0



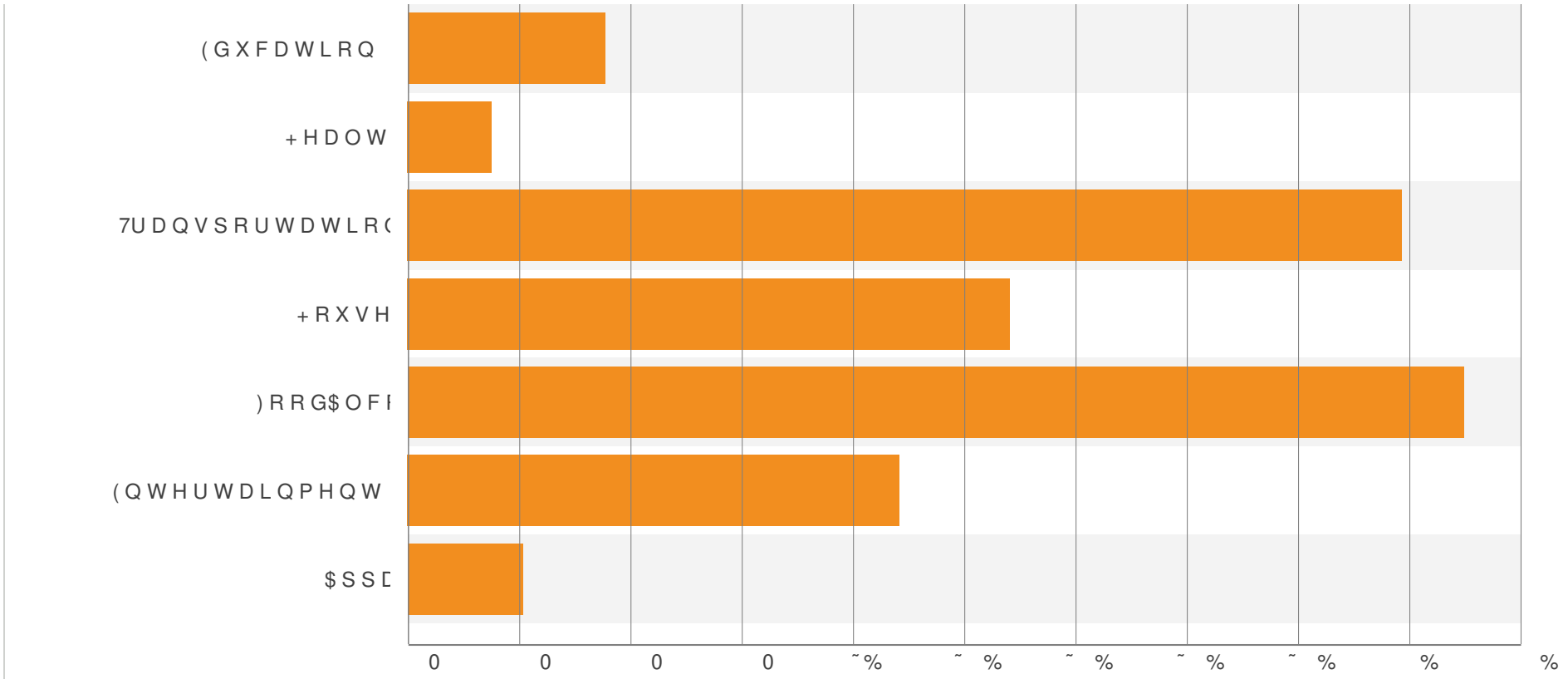
+ RXVL Q7\SH



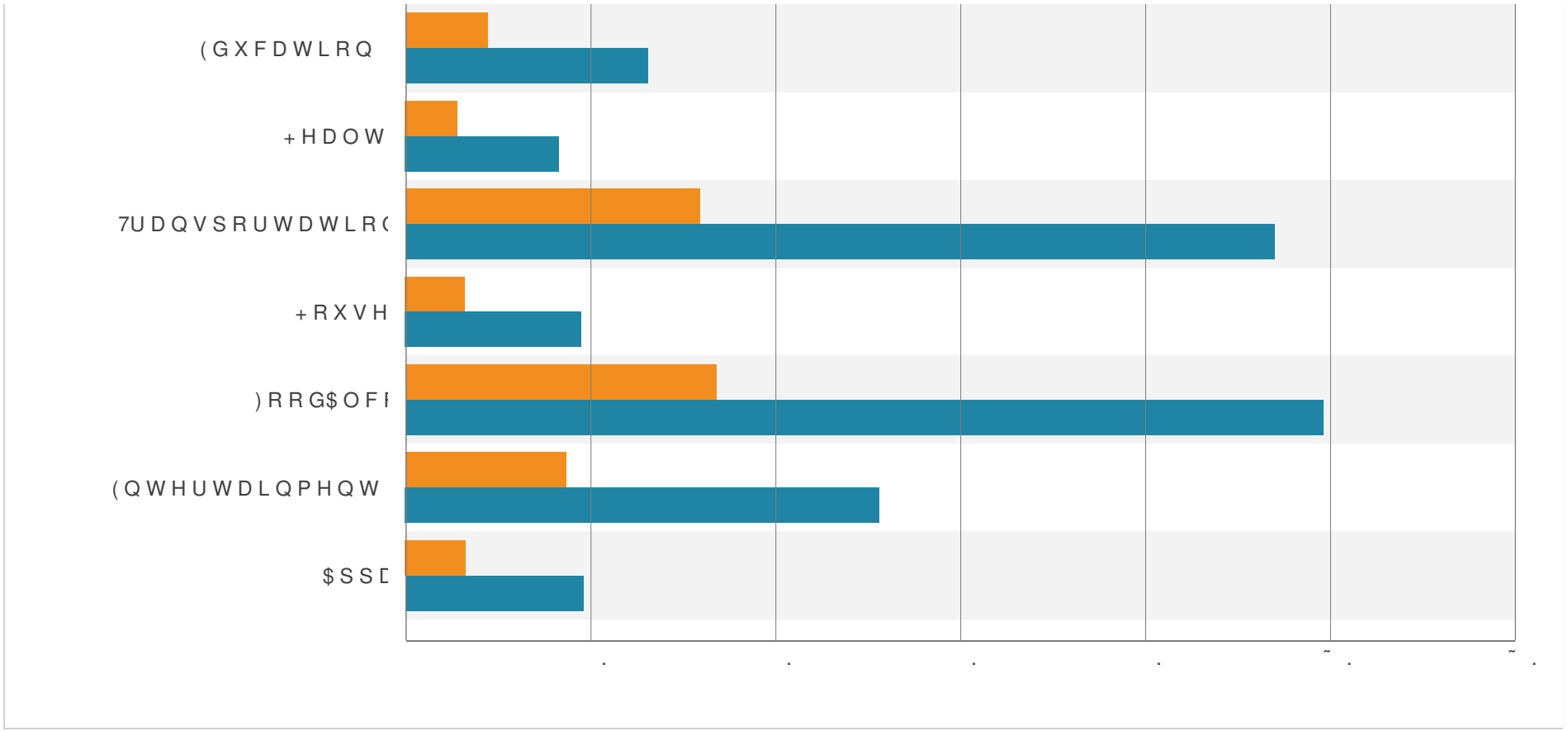
3RSXODWLRQ7UDYHO7R: RUN



&RQVXP HU6SHQGL 0



3HU&DSLWD $YJ +RXVHKROG6SHQGL Q



’ D\WLPH(P SOR\P HQW

7KH XSORDGHG SDJH SURYLGHV WKH H[DFW HPSOR\PHQW WDEOH EHORZ QR FKDUW JUDSKLF DSSHDUV LQ V

&RQVXP HU6SHQGL QJ% ,QGXVWU

7KH XSORDGHG SDJH SURYLGHV WKH DQG FRQWURO DQG VSHQGLQJ WDEOHV EHORZ QR LQGXVWU\

7UDILF

7KH XSORDGHG SDJH KSLUFRFYRLXGGHW WKEHOWHUÐHORZ QR FKDUW JUDSKLF DSSHDUV LQ WKH VDYHG UHSRUW

3RSXODWLRQ

	0,/(6	0,/(6	~ 0,/(6
3RSXODWLRQ	~		
3RSXODWLRQ			
3RSXODWLRQ3URMHFWLRQ		~	~
$QQXDO URZWK			
$QQXDO URZWK			
0HGLDQ$JH		~	
%DFKHORUV' HJUHH RU+LJKHU			
8 6 $UHG)RUFHV			

3RSXODWLRQ%\ 5DFH

	0,/(6	0,/(6	~ 0,/(6
: KLWH	~	~	~
%ODFN	~		
$PHULFDQ,QGLDQ$ODVNDQ1DWLYH			
$VLDQ		~ ~	
+DZDLLDQ 3DFLILF,VODQGHU	~		~~
7ZR RU0 RUH5 DFHV		~~	~~ ~
+LVSDQLF2 UL LQ			~

+ RXVL QJ

	0 ,/ (6	0 ,/ (6	~ 0 ,/ (6
0 HGLDQ + RP H 9 DOXH		~	
0 HGLDQ <HDU %XLOW	~	~	~

+ RXVHKROGV

	0 ,/ (6	0 ,/ (6	~ 0 ,/ (6
+ RXVHKROGV		~	
+ RXVHKROGV		~ ~	~ ~
+ RXVHKROGV 3 URMHFWHG			~
$ QQXDO URZWK			
$ QQXDO URZWK			
2 ZQHU2 FFXSLHG + RXVHKROGV	~	~	~
5 HQWHU2 FFXSLHG + RXVHKROGV	~	~ ~	~
$YJ + RXVHKROG 6L]H			
$YJ + RXVHKROG 9HKLFOHV			
7RWDO 6SHFLDOL]HG & RQVXPHU 6SHQGLQJ	0	%	%

,QFRPH

	0 ,/ (6	0 ,/ (6	~ 0 ,/ (6
$YJ + RXVHKROG ,QFRPH	~	~	~ ~
0 HGLDQ + RXVHKROG ,QFRPH	~ ~	~	
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’DWWPH(PSOR\PHQW

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6HUYLFH 3URGXFLQJ ,QGXVWULHV	~								
7UDGH 7UDQVSRUWDWLRQ 8WLOLWLHV	~	~	~			~	~	~ ~	
,QIRUP DWLRQ	~	~~	~			~~	~~	~ ~	~
)LQDQFLDO $FWLYLWLHV				~ ~	~		~		
3URIHVVLRQDO %XVLQHVV 6HUYLFHV	~~	~	~~				~ ~	~ ~	
(GXFDWLRQ +HDOWK 6HUYLFHV				~ ~			~ ~		
/HLVXUH +RVSLWDOLW\	~		~~			~	~		~
2WKHU6HUYLFHV		~		~	~			~~	
3XEOLF $GPLQLVWUDWLRQ			~				~		
* RRGV 3URGXFLQJ ,QGXVWULHV	~ ~~					~	~~		~
1 DWXUDO 5HVRXUFHV 0 LQLQJ		~						~	
&RQVWUXFWLRQ			~	~	~				
0 DQXIDFWXULQJ	~				~		~		

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7RWDO DWPH (PSOR\PHQW	~		

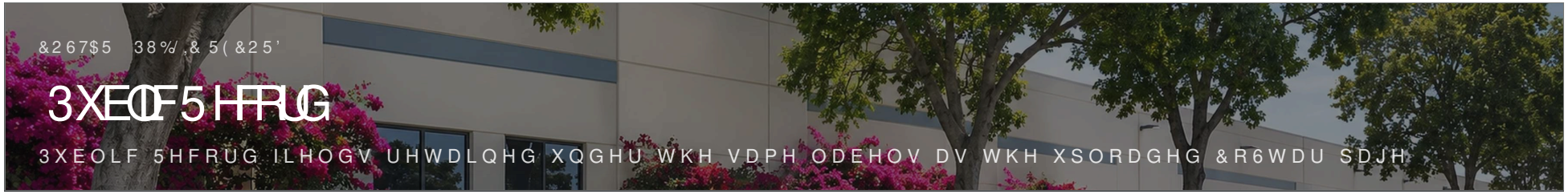
&RQVXPHU6HQWLPHQW

5$',86	0,/(6	0,/(6 ~	0,/(6
	([SDQG$QG	7RWDO6HQWLQJ	$YJ+RXVHKROG3HU&DSLWD	7RWDO6HQWLQJ	$YJ+RXVHKROG3HU&DSLWD	7RWDO6HQWLQJ	$YJ+RXVHKROG3HU&DSLWD
	$SSDUHO	~	~	~ ~ ~	
	(QWHUWDLQPHQW +REELHV 3HW	~~ ~ ~ ~ ~	~ ~
	)RRG $OFRKROLF	~ ~ ~	~
	+RXVHKROG	~ ~ ~ ~ ~ ~	~
	7UDQVSRUWDWLRQ 0DLQWHQDQFH	~ ~ ~ ~ ~ ~	~
	+HDOWK&DUH	~ ~ ~ ~ ~ ~ ~ ~
	(GXFDWLRQ 'DFDUH	~ ~
	7RWDO6HFWLRQ &RQVXPHU 6HQWLQJ	~ ~ ~ ~ ~ ~ ~

7UDIILF

&2//(&7,21 675((7	&5266 675((7	75$))(,& 92/80(	&2817<($5	',67$1&(),520 3523(57<
~ WK6WUHHW	~	~ PL
6RXWK:HVWPLQ$YHQXH	6RXWK:HVWPLQ$YHQXH1	PL
7R\RWD:D\	~	PL
:~ WK6W	+DUERUJDWH:D\(	PL
:HVW WK6WUHHW	6RXWK:HVWPLQ$YHQXH:	PL
:~ WK6W	+DUERUJDWH:D\:	~	PL
6RXWK:HVWPLQ$YHQXH	6RXWK:HVWPLQ$YHQXH6	~	PL
6DQ'LHJR)UHHZD\	6DQ'LHJR)UHHZD\:	~	PL

&2///(&7,21 675((7	&5266 675((7	75$)),& 92/80(	&2817<($5	',67$1&( )520 3523(57<
,		~ ~		~PL
,	6:HWMLQ$YH:			PL



$VVHVVHG 9DOXHV

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3DUFHO

3DUFHO ,'	~ ~
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6XEGLYLVLRQ	&LW\ R$QGHRVOHV
=RQLQJ &RGH	/$0
/DWLWXGH	
/RQJLWXGH	~~
&HQV7UDFW	~

/ DQG

/DQG 6)	6)
$FUHV	$&
/HJDO 'HVFULSWLRQ	3$5&(/0$3$6 3(5 %. 3* ˜ 2)/27%

2ZQHU

5HFRUGHG 2ZQHU	%5,*+7681 ',675,%87,21 /
0DLO$GGUHVV	˜ ˜ 6 HVW$YHQXH 6XLWH UDQFH &$

/ DWV6DOH

7UDQVDFWLRQ	5HVDOH
6DOH 'DWH	˜ ˜
5HFRUGDWLRQ 'DWH	˜
7UDQVDFWLRQ	5HVDOH
'RFXPHQW	˜ ˜ ˜ ˜

&RQWDFW ,QIRUPDWLRQ

%X\HU	8QGLVFORVH
6HOOHU	,17(51$7,21$//,*+70(17$/6 &253
7LWOH &RPSDQ\	)LUVW$PHULFDQ7LWOH &R

/RDQ,QIRUPDWLRQ

/2$1 '(7$,/6

2ULJLQDWLRQ 'DWH	~
/RDQ$PRXQW	
/RDQ7HUP	PRQWKV
0DWXULW\ 'DWH	~
7UDQVDFWLRQ	6WDQGDORQH 0RUWJDJH
'RFXPHQW	

&RQWDFW ,QIRUPDWLRQ

%RUURZHU	%5,*+7381 ',675,%87,21 /3
%RUURZHU$GGUHVV	~ ~ 6HVW$YHQXH 6XLWH7 UDQFH &$
2ULJLQDWRU	1RUWKZHVWHUQ 0XWXD
7LWOH &RPSDQ\	&KLFDJR7LWOH &RPSD

6DOH / RDQ + LVWRU\

/2$1 ' $7(	/2$1 $02817	75$16$&7,21	25,*,1$725	%2552:(5
~	0	6WDQGDUG&H0RUWJDJH5HILQDQFH	1RUWKZHVWAMLQ0XWXDO'LH,QVXU	%5,*+7681',675,%87,21/3
~ ~	8QGLVFORVHG	8QNQRZQ	8QGLVFORVHG	%5,*+7681',675,%87,21//3
~	0	6WDQGDUG&H0RUWJDJH5HILQDQFH	7KH1RUWKZHVWAMLQ0XWXDO'LH,QV&R	%5,*+7681',675,%87,21/3
~ ~	0	&RQVWUXFWLRQ/RDQ	)GHHVW%DQN	%5,*+7681',675,%87,21/3
~ ~	8QGLVFORVHG	5HVDOH	†	%X\HU %5,*+7681 ',675,%87,21/3 6HOOHU ,17(51$7,21$//,*+70(7$/6 &253

/RDQ RULJLQDWLRQ GDWHV UHPDLQ DV UHSRUWHG LQ WKH 3XEOLF 5HFRUG DQG /RDQ WDEV



&267$5 &217$&76

&RQWDFW

3ULPDU\ OHDVLQJ FRQWDFW DQG FRPSDQ\ LQIRUPDWLRQ IRU WKH +DUERU *DWHZD\ SURSHUW\ SDJH

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6+23 //&

&RQWDFW

0LULDP &KRL

3KRQH

˜ F

:HEVLWH

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˜ FUH#JPDLO FRP

$%287

6+23 //&

6+23 ˜ //& LV D 6RXWK %D\ FRPPHUFLDO UHDO HVWDWH PDUNHWLQJ VWXGLR IRXQGHG E\ 0LULDP &KRL ,W E
FRPPHUFLDO SURSHUWLHV FRPPXQLFDWH VWUDWHJLHV ZRUNV ZLWK GULYHQ EUDQGV DQG LQYHVWRUV WR FUH
PDUNHWLQJ PDWHULDOV ZLWK DQ HPSKDVLV RQ XVHIXO LQIRUPDWLRQ ORFDO FRQWH[W DQG UHVSRQVLYH

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,PDJHV

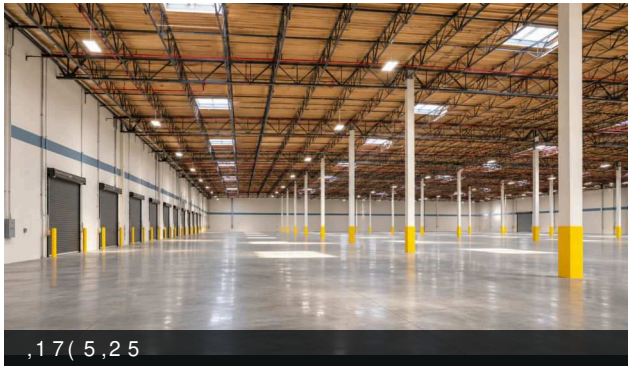
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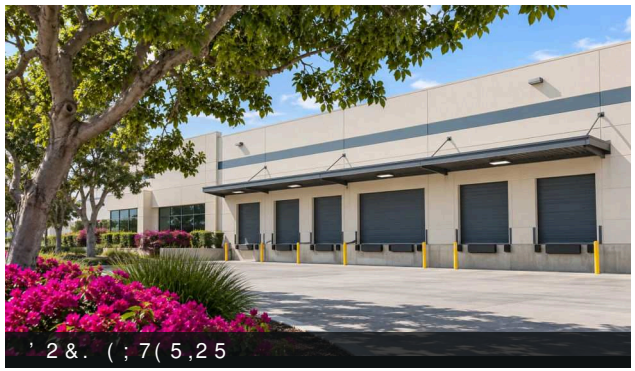
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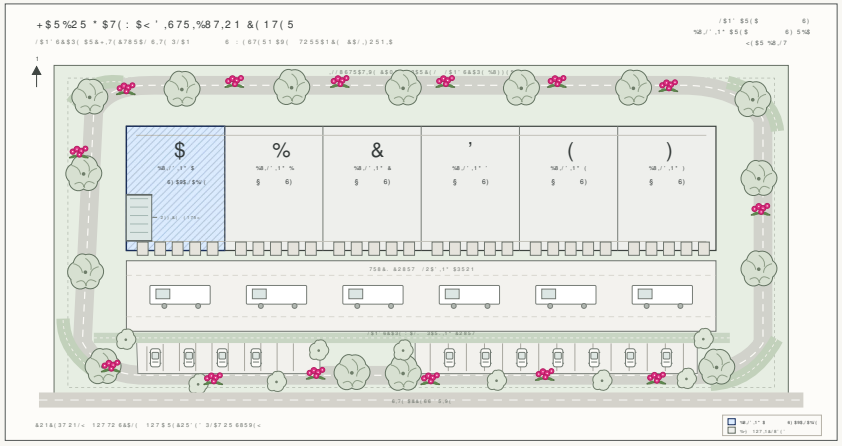
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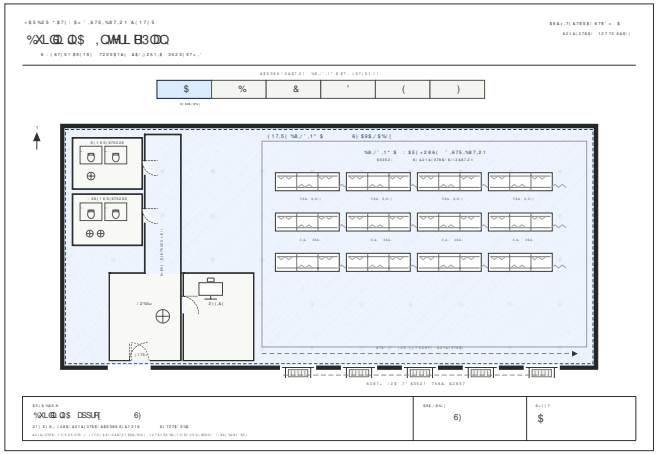
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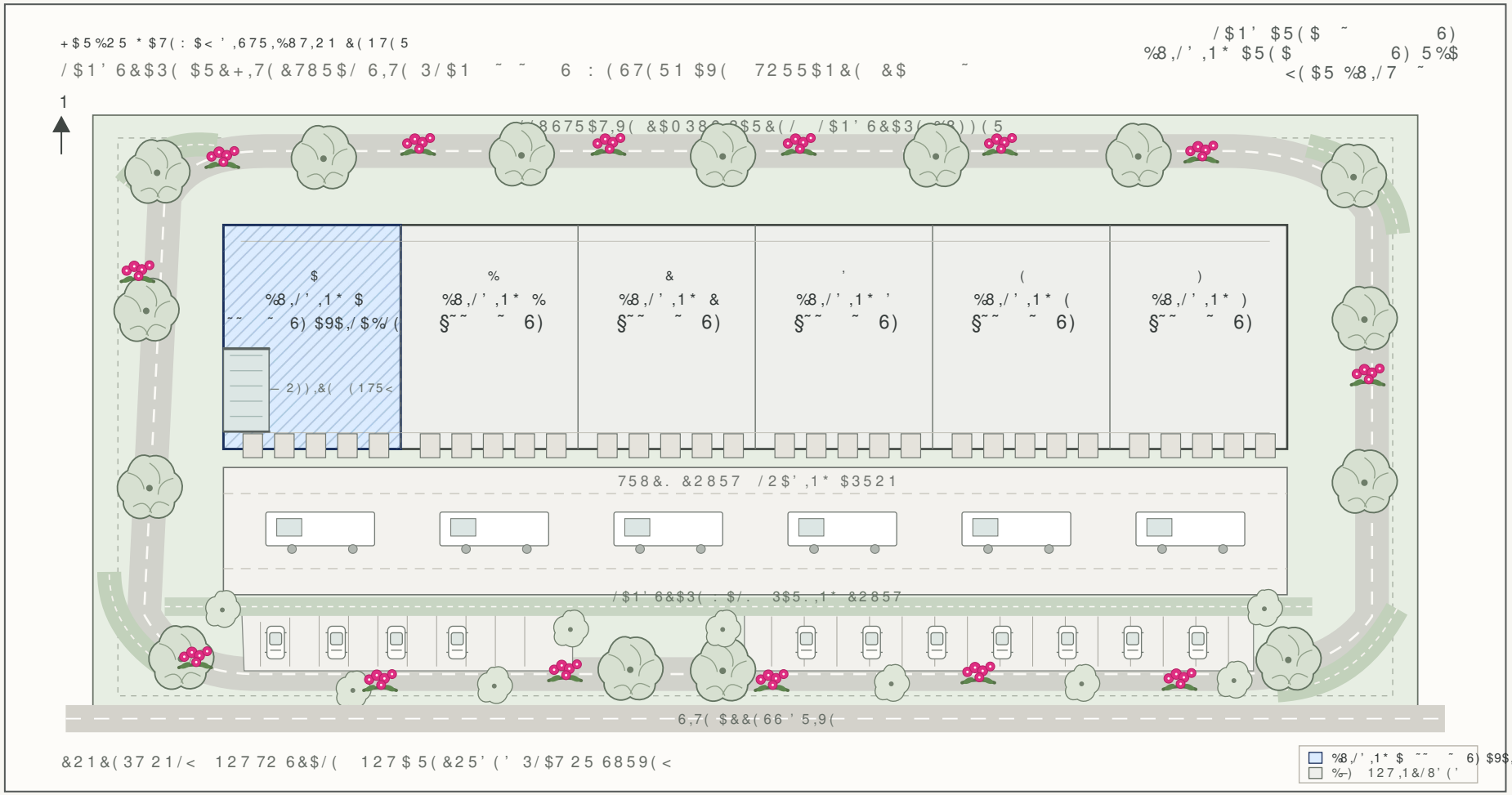
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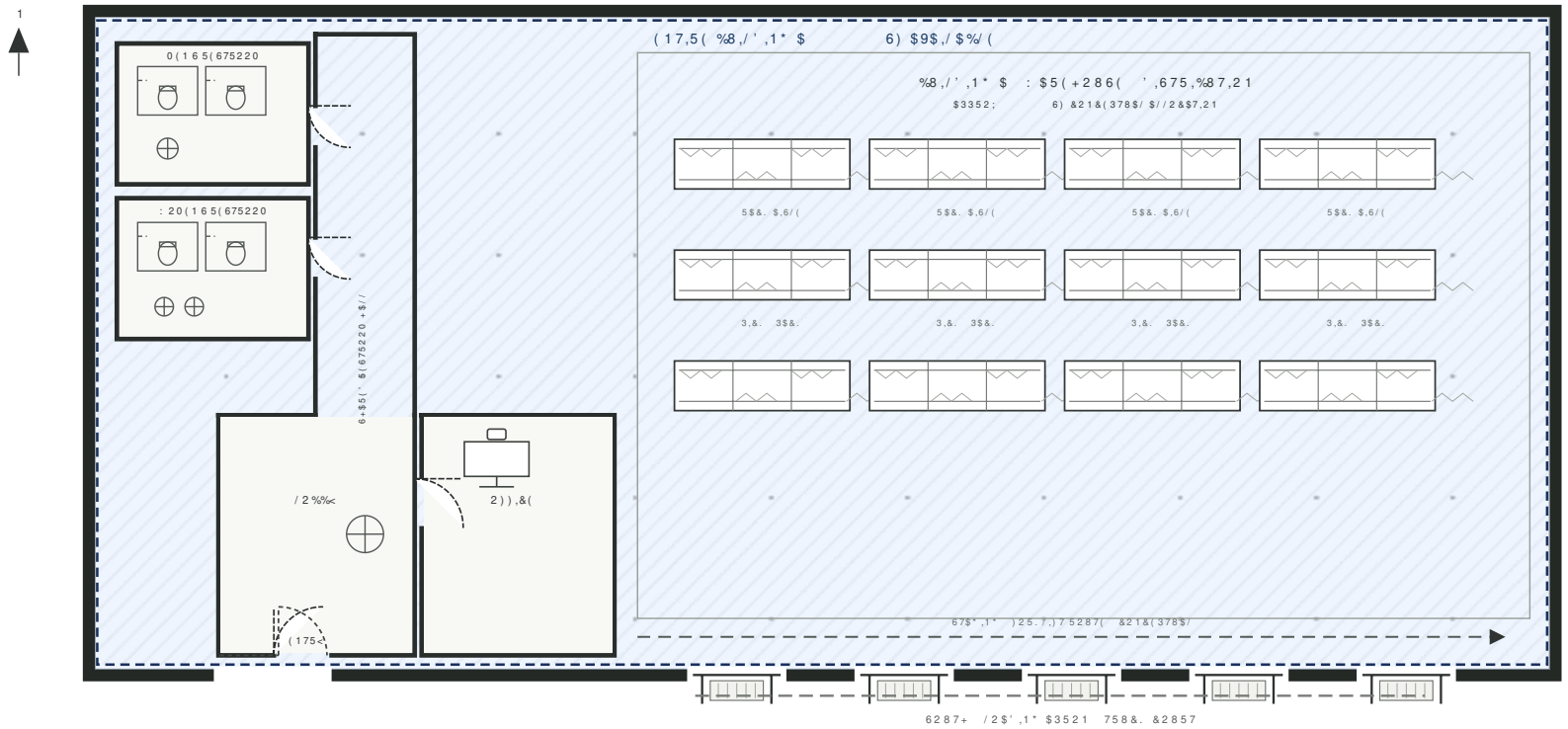
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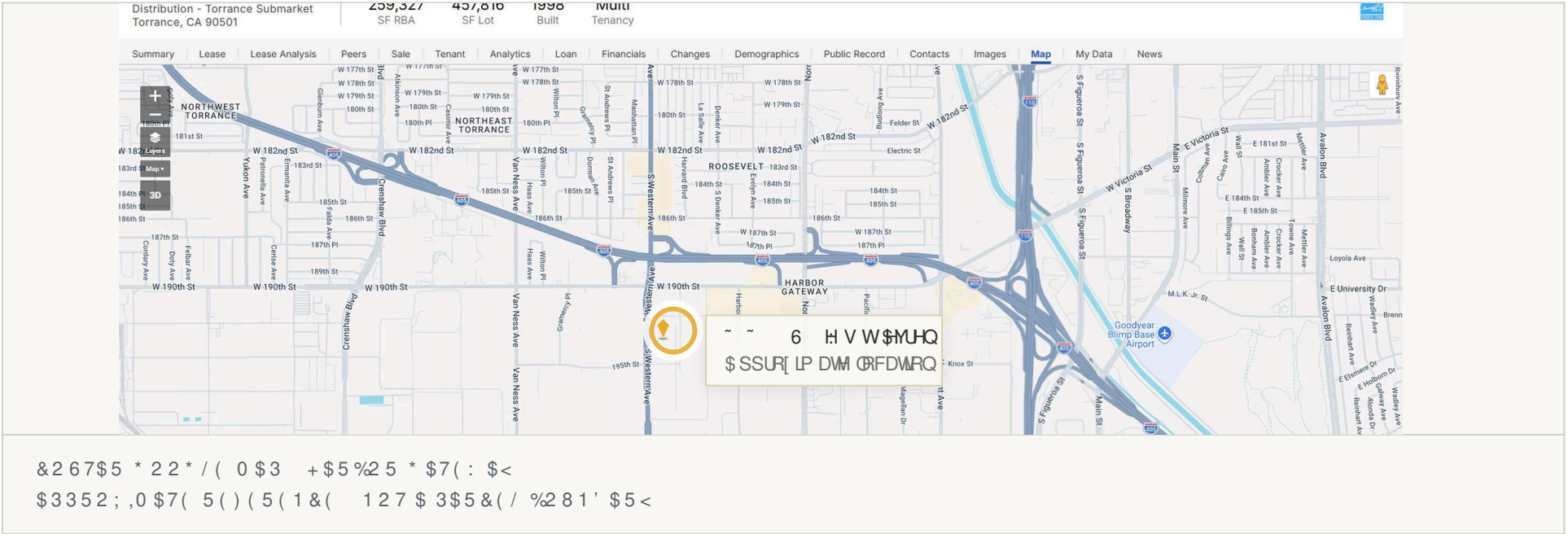

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SHEET
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COUNTY OF LOS ANGELES
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2013
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KNOX ST
FRANCISCO ST
JON ST
POR MARIA DE LOS REYES DOMINGUEZ
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/ RFDWLRQ SURILOH

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