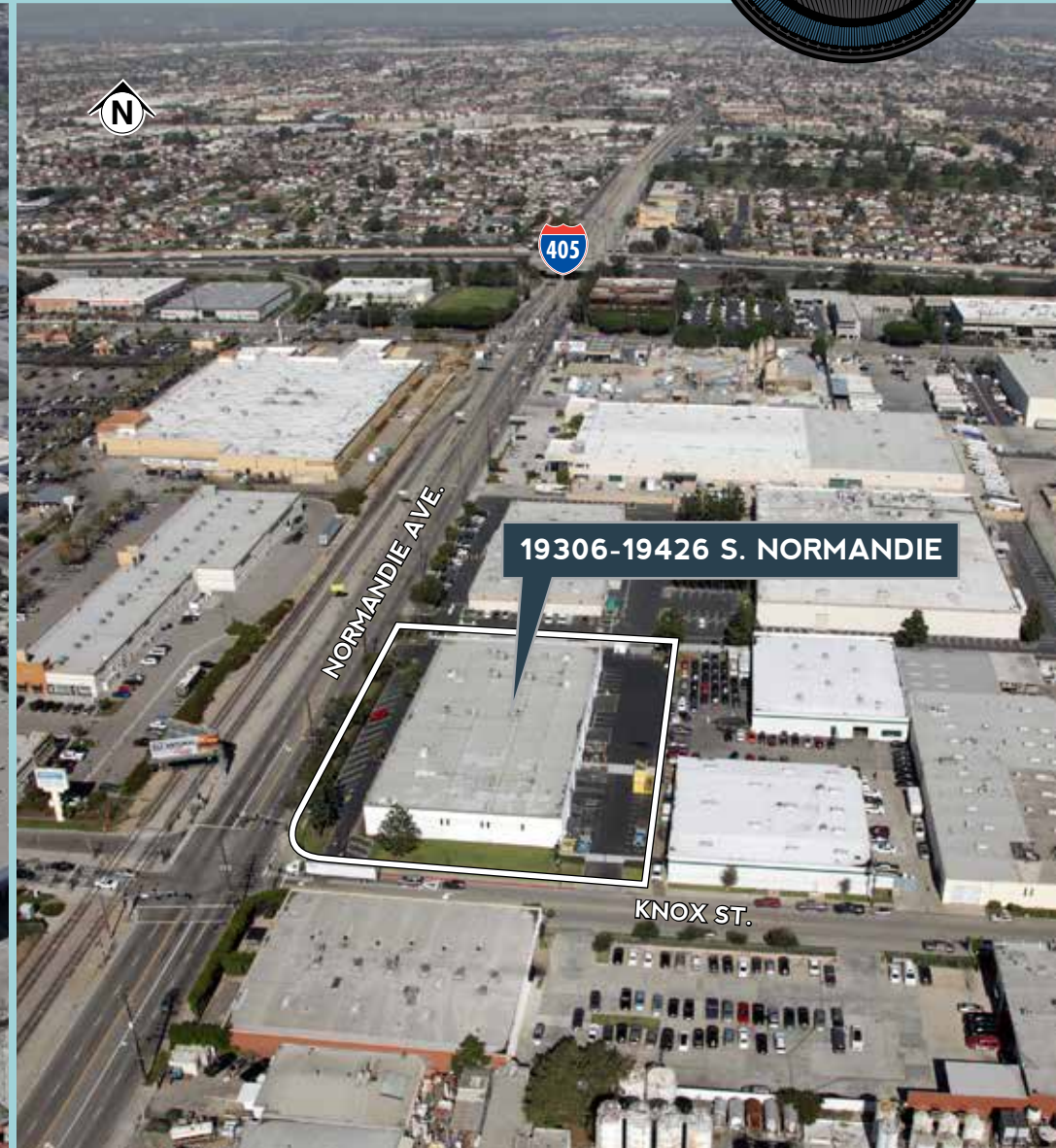


# SOUTH BAY INDUSTRIAL PORTFOLIO

INCLUDES 6 HIGHLY FUNCTIONAL BUILDINGS IN TWO PROJECTS TOTALING 284,960 SF  
STRATEGIC INFILL SOUTH BAY LOCATION WITH EXCELLENT ACCESS TO MAJOR FREEWAYS

COMPTON &  
TORRANCE, CA



## EXECUTIVE SUMMARY

### The Offering

CBRE, Inc. is exclusively offering for sale the South Bay Industrial Portfolio consisting of six properties totaling 284,960 square feet located in Compton and Torrance, California. Combined the properties are 100% leased to 11 quality tenants with a diversified rollover schedule over the next 4 years. This Portfolio represents a rare opportunity to acquire infill industrial product in the South Bay, one of the most highly desired industrial markets in the country.

**LA Business Center in Compton** consists of five buildings totaling 250,008 SF. The buildings are 100% leased to 9 tenants including attractive tenants such as Puritan Bakery, EcoSmart, and JFC International to name a few. The park features well-maintained landscaping, fenced yards and ample parking.

**19306-19426 S. Normandie in Torrance PO** is a quality multi-tenant industrial building totaling 34,952 SF that is 100% leased to Toyota Motor Sales through October 2018 and Metropolitan Stevedore Company through November 2016.

Located in the South Bay submarket in Los Angeles County, the Portfolio offers investors an opportunity to acquire highly functional industrial real estate in an infill location approximately 12 miles from the Ports of Los Angeles and Long Beach. The fee simple interest of the property is being offered on an “as-is”, “where is” basis.



### SOUTH BAY INDUSTRIAL PORTFOLIO HIGHLIGHTS

- Institutional quality, single and multi-tenant industrial properties
- 100% leased industrial portfolio totaling 284,960 SF
- Diversified tenant mix with varying lease expirations
- Buildings are individually parceled allowing for user sales in the future which can garner a higher price
- Strategic infill South Bay location with Proximity to Ports of Los Angeles & Long Beach
- Strong market dynamics with a 1.6% vacancy rate and 1.8 MSF of net absorption in 2014
- Below replacement cost

Property	LA Business Center	Normandie	Total
Address	1330 W. Walnut Parkway 1360 W. Walnut Parkway 1505 & 1575 W. Walnut Parkway 1700-1800 W. Walnut Parkway 1515 W. Walnut Street Compton, CA	19306-19426 S. Normandie Los Angeles County (Torrance PO)	-
Square Footage	250,008 SF	34,952 SF	284,960 SF
Office %	±7%	± 24%	-
Acres	12.86 Ac	1.88 Ac	14.74 Ac
# of Buildings	5	1	6
# of Tenants	9	2	11
Occupancy	100%	100%	100%
Min. Clear Height	20'	20'	20'
DH/GL Doors	60/5	0/4	60/9
Year Built	1979-1980	1975	1975-1980

## PROPERTY HIGHLIGHTS

### Institutional Quality Buildings

- **19306-19426 S. Normandie, Torrance PO**
  - Free standing building with potential for user sale exit
  - Attractive features including secured yard and ample parking
  - Part of a 250 acre master-planned Pacific Gateway Center park
  - Los Angeles County address with benefits of a prestigious Torrance Postal code
- **Los Angeles Business Center, Compton**
  - Great dock door ratio
  - Five (5) free standing buildings with potential for user sale exit
  - Part of a larger 400 acre master-planned business park known as the Los Angeles Industrial Center
  - Flexible sized buildings offering expansion within the park
  - Features skylights and cap sheet insulation
  - Attractive landscaping, fenced yards and ample parking

### Below Replacement Cost

- Increasing construction costs and land values coupled with a lack of available land have created barriers to new development. This provides an opportunity to purchase the properties at a price below replacement cost.

### Value-Add, User Sale Opportunity

- The buildings are individually parceled and may be sold separately or together to a user in the future, which can garner a higher sales price.



## TENANCY HIGHLIGHTS

- **19306-19426 S. Normandie, Torrance PO**
  - The property is 100% leased to Toyota Motor Sales through October 2018 and Metropolitan Stevedore Company through November 2016.
  - Toyota Motor Sales is the U.S. sales, distribution and marketing unit for Toyota, Lexus and Scion brands. Toyota Motor Sales reported a 6.2% increase in sales in 2014 compared to 2013.
  - Metropolitan Stevedore Company doing business as Metro Ports, provides stevedoring and terminal services with multiple locations nationwide.
- **Los Angeles Business Center, Compton**
  - The buildings are 100% leased to 9 quality tenants including Puritan Bakery, EcoSMart, and JFC International to name a few.
  - Offers staggered lease expirations with 21% roll in year 1, 5% roll in year 2, 21% roll in year 3 and 23% roll in year 4. This provides stability coupled with the ability to enjoy the upside to rents as the market is expected to continue to enjoy healthy rent growth.



## LOCATION HIGHLIGHTS

### Strategic Locations with Excellent Freeway Access

The properties are located in the South Bay cities of Torrance and Compton, CA in the South Bay submarket of Los Angeles county, a quality in-fill industrial market. The properties offer immediate access to key freeways.

- **19306-19426 S. Normandie, Torrance PO**
  - Excellent location with great I-405 freeway access as well as proximity to other major freeways including the 110 Harbor Freeway (2 miles), the SR-91 Freeway (2.5 miles) and only 10 minutes away from the I210 and I105 freeways.
  - The site is also only 15 miles away from the Ports of LA/ Long Beach and 10 miles from LAX Airport.
  - Adjacent to the 27 acre Harbor Gateway retail center providing tenants with ample retail services including Wal-mart, Office Depot and Dollar Tree as well as a gym and an Extended Stay hotel.
- **Los Angeles Business Center, Compton**
  - High desired and accessible location central to multiple freeways including the SR-91 located a block away, I-110 which is approximately 2 miles to the east and is only , I-710 and I-405 freeways.
  - These buildings are also very close to the Ports of Los Angeles and Long Beach as well as the Los Angeles International Airport.



19306-19426 S. NORMANDIE

## MARKET HIGHLIGHTS

### Strong Market Dynamics

- The South Bay market is one of the strongest industrial markets in the nation and is well positioned for future rent growth given the low overall vacancy rate of 1.6% as of the fourth quarter of 2014.
- During the fourth quarter of 2014, there was 420,108 of net absorption bringing the year to date total to 1.8 MSF.
- The South Bay is characterized by an abundance of institutional owners/ developers who continue to seek high quality industrial product as scarcity of land and high construction costs increase barriers to entry.
- Within the South Bay market, Torrance and Compton are some of the strongest submarkets with very low vacancies rates of 2.4% and 1.7% respectively.



LA BUSINESS CENTER

## LOCAL MAP - LA Business Center, Compton, CA



### LOCAL MAP - 19306-19426 S. Normandie, Torrance CA



EXECUTIVE SUMMARY



## AERIAL - LA Business Center, Compton, CA

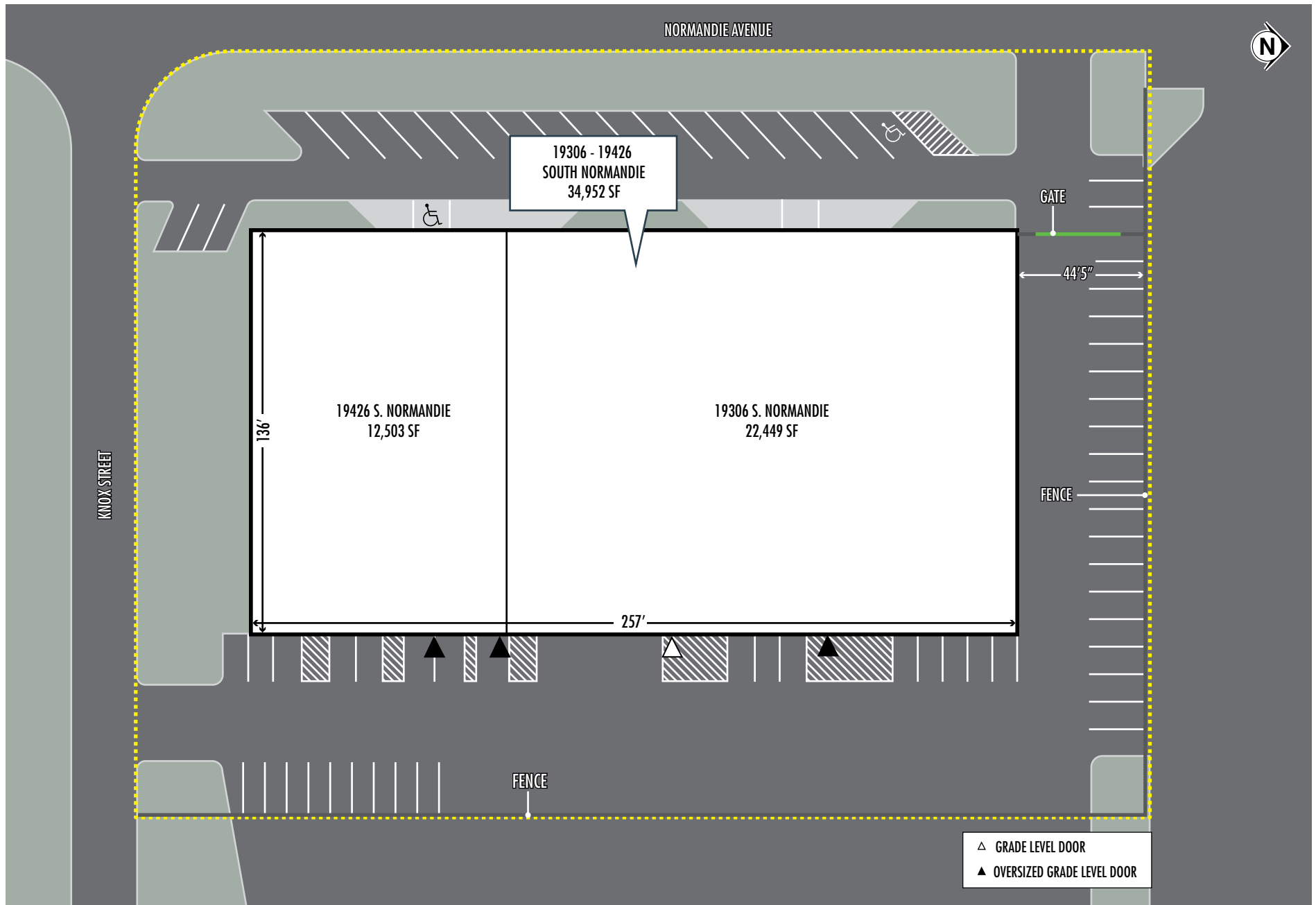




**AERIAL - 19306-19426 S. Normandie, Torrance CA**

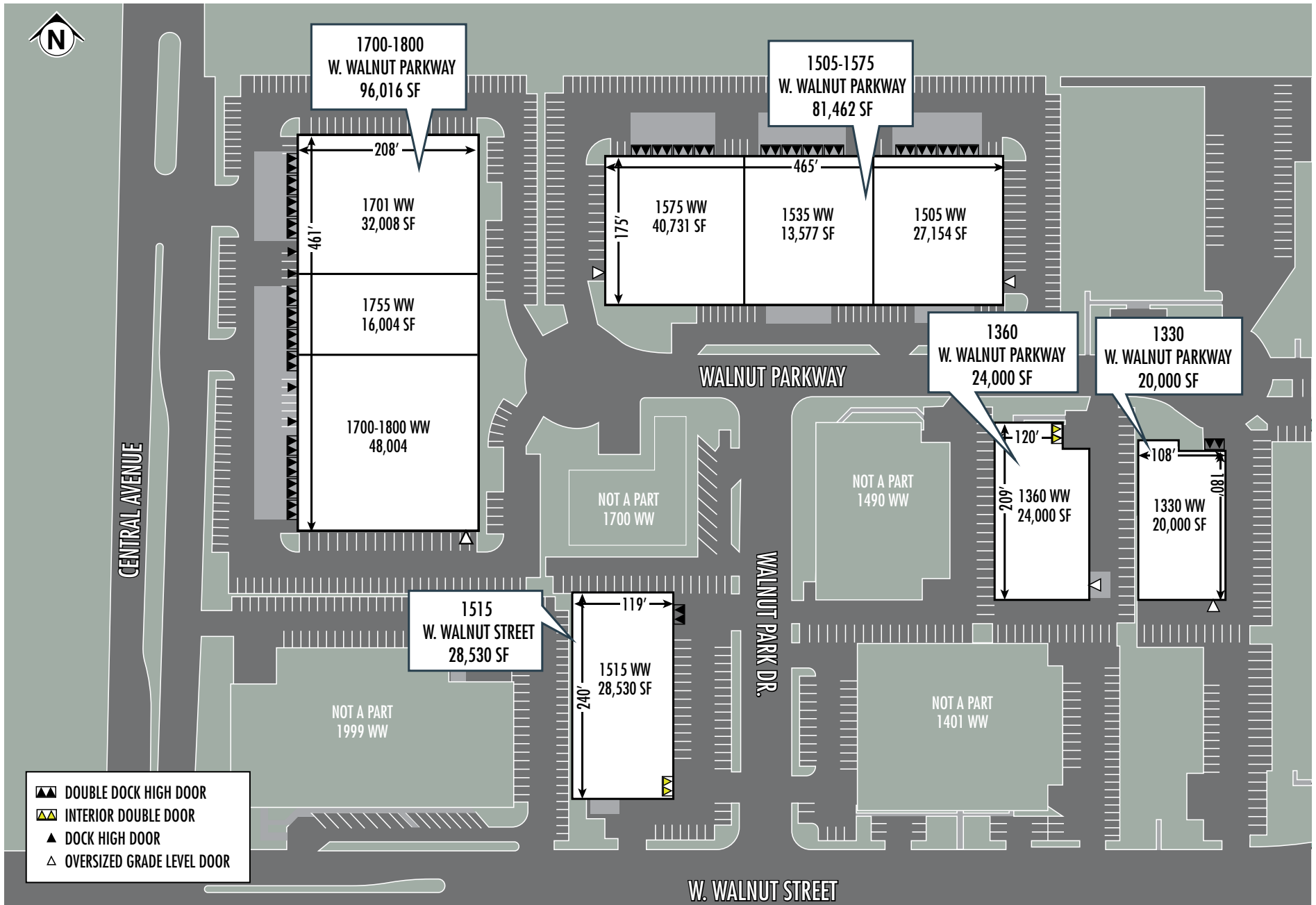


SITE PLAN - 19306-19426 S. Normandie, Torrance CA



PROPERTY DESCRIPTIONS

**SITE PLAN - LA Business Center, Compton, CA**



PROPERTY DESCRIPTIONS



#### CAPITAL MARKETS EXPERTS

**Darla Longo**  
 Vice Chairman/Managing Director  
 Lic. 00639911  
 +1 909 418 2105  
 darla.longo@cbre.com  
 CBRE  
 4141 Inland Empire Blvd., Suite 100  
 Ontario, CA 91764

**Rebecca Perlmutter Finkel, CFA**  
 Vice President  
 Lic. 01838624  
 +1 310 922 5237  
 rebecca.perlmutter@cbre.com  
 CBRE  
 101 California Street, 44th Floor  
 San Francisco, CA 94111

**Andrew Briner, CCIM**  
 First Vice President  
 Lic. 01821872  
 +1 909 418 2281  
 andrew.briner@cbre.com  
 CBRE  
 4141 Inland Empire Boulevard, Suite 100  
 Ontario, CA 91764

**Barbara Emmons**  
 Vice Chairman  
 Lic. 00969169  
 +1 213 613 3033  
 barbara.emmons@cbre.com  
 CBRE  
 400 South Hope St. 25th Floor  
 Los Angeles, CA 90071

**Michael Kendall**  
 Senior Vice President  
 Lic. 01895979  
 +1 909 418 2034  
 michael.kendall@cbre.com  
 CBRE  
 4141 Inland Empire Blvd, Suite 100  
 Ontario, CA 91764

**Scott Schumacher**  
 First Vice President  
 Lic. 01078450  
 +1 310 363 4903  
 scott.schumacher@cbre.com  
 CBRE  
 2221 Rosecrans Avenue, Suite 100  
 El Segundo, CA 90245

#### DEBT & STRUCTURED FINANCE

**Val Achtemeier**  
 Executive Vice President  
 Lic. 01868169  
 +1 213 613 3109  
 val.achtemeier@cbre.com  
 CBRE  
 400 South Hope St.  
 Los Angeles, CA 90071

#### LOCAL MARKET EXPERTS

**Bret Quinlan**  
 Executive Vice President  
 Lic. 01144338  
 +1 310 363 4962  
 bret.quinlan@cbre.com  
 CBRE  
 2221 Rosecrans Avenue, Suite 100  
 El Segundo, CA 90245

**John Schumacher**  
 Executive Vice President  
 Lic. 01868169  
 +1 310 363 4960  
 john.schumacher@cbre.com  
 CBRE  
 2221 Rosecrans Avenue, Suite 100  
 El Segundo, CA 90245

## NATIONAL PARTNERS

[www.cbre.com/np](http://www.cbre.com/np)

**NORTHEAST**  
 Michael D. Hines  
 Robert Fahey  
 Lizann McGowan  
 Brian Fiumara  
 Jerome Kranzel  
 Brad Ruppel

**SOUTHEAST**  
 Chris Riley  
 Frank Fallon  
 Brian Budnick  
 Jennifer Klingler

**SOUTH CENTRAL**  
 Jack Fraker  
 Josh McArtor  
 Jonathan Bryan  
 Heather McClain

**WEST**  
 Darla Longo  
 Barbara Emmons  
 Rebecca Perlmutter  
 Michael Kendall  
 Andrew Briner  
 Gina Christen

**NORTH CENTRAL**  
 Mike Caprile  
 Ted Staszak  
 Stephanie Park

**DEBT & STRUCTURED FINANCE**  
 Val Achtemeier  
 Brett Green  
  
**DEBT & STRUCTURED FINANCE**  
 Steve Roth  
 Steve Kundert

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