

HARBOR GATEWAY

COMMERCE CENTER

19200 S. Western Avenue, Los Angeles (Torrance P.O.), CA 90501

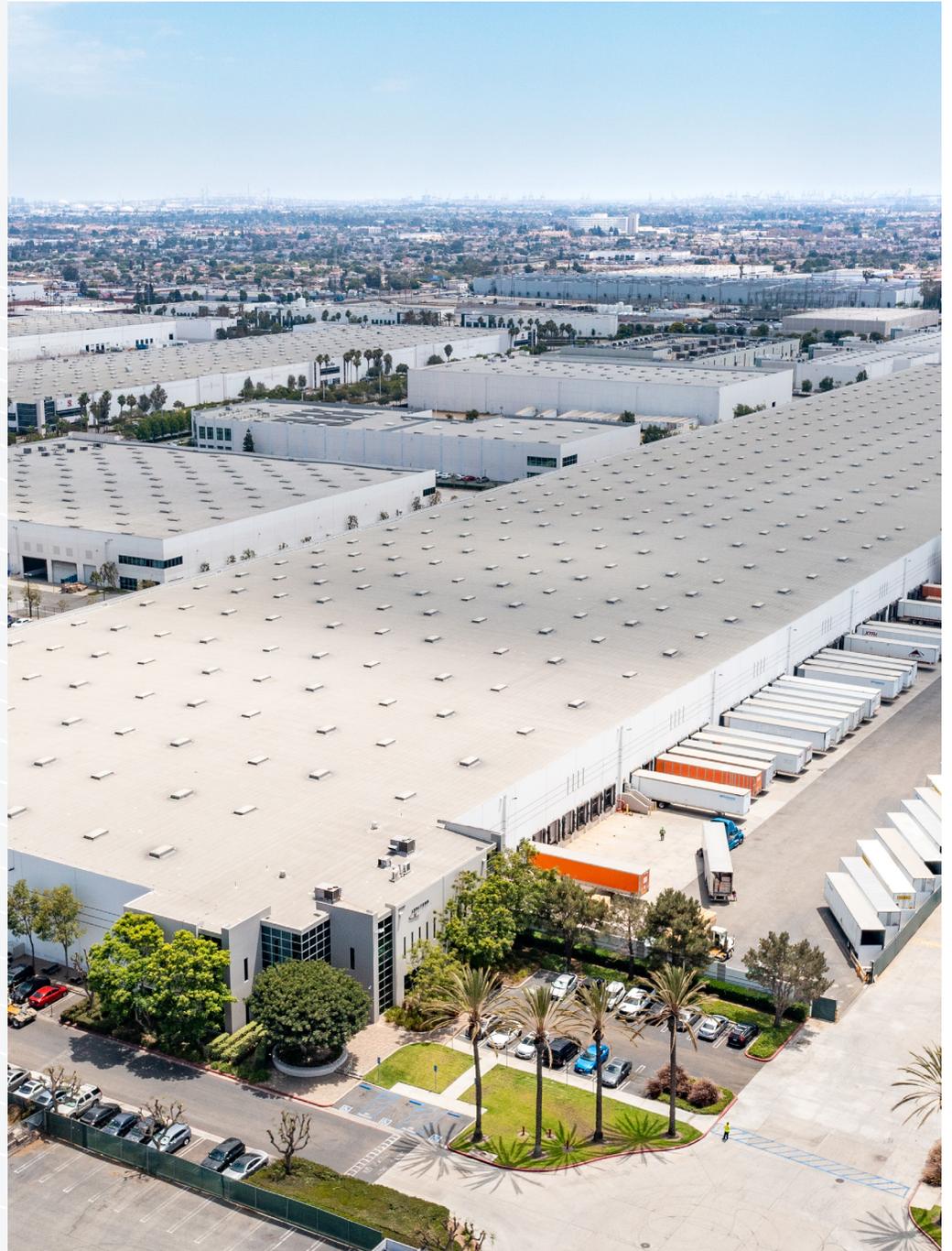


FOR LEASE | ±315,256 SF



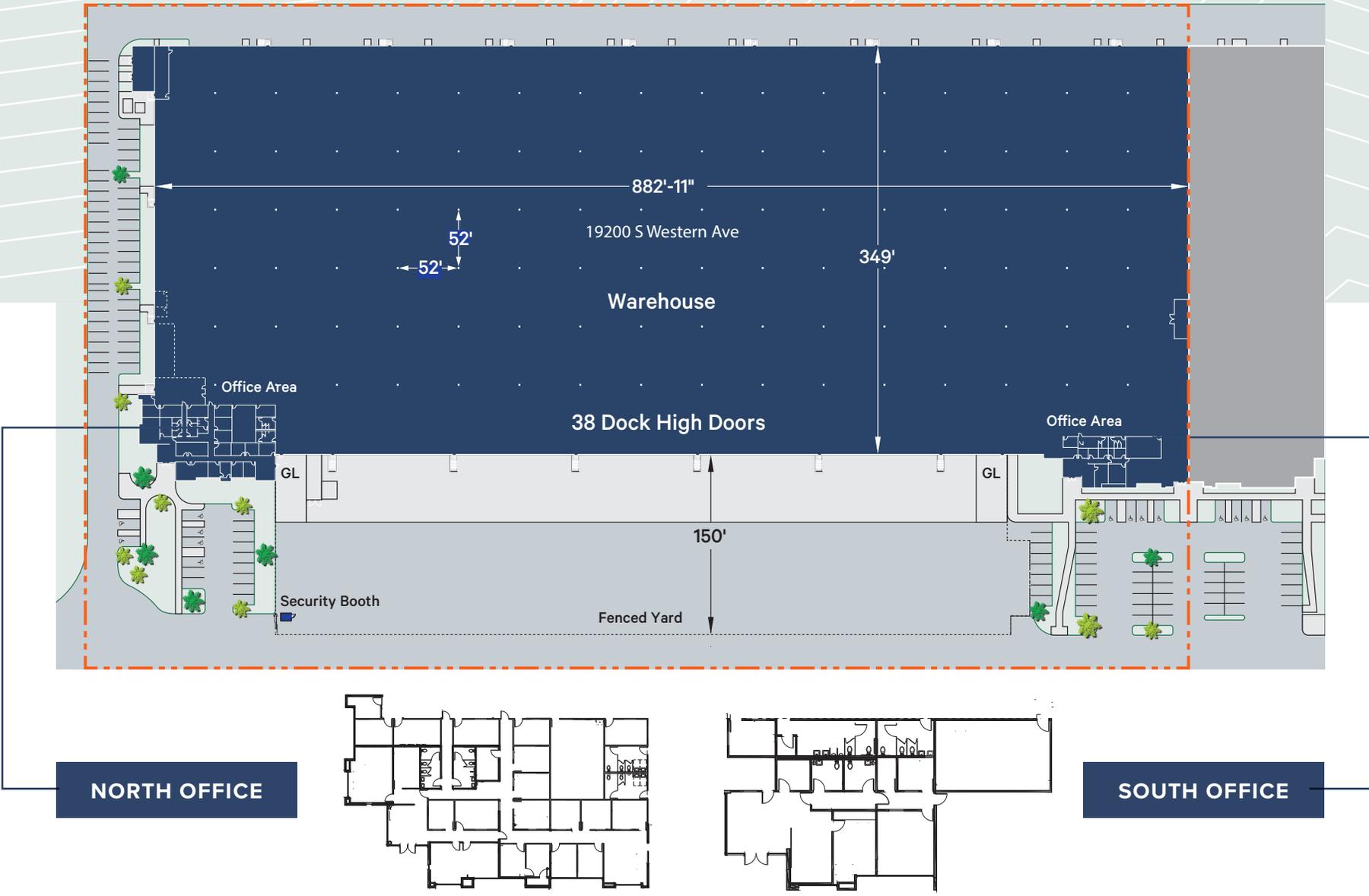
PROPERTY FEATURES

- » **315,256 SF**
Building Area SF
- » **±9,485 SF**
Total Office SF
- » **±6,878 SF**
Primary Office SF
- » **±2,607 SF**
Secondary Office SF
- » **30'**
Minimum Clear Height
- » **LED**
Warehouse Lighting with motion sensors
- » **Power**
800 AMPS, 277/480 Volts
3-Phase, 4-Wire Power
- » **ESFR**
K-17 Heads
- » **38**
Truck Positions
- » **14**
Pit Style Levelers
- » **13**
EOD's
- » **11**
Bumpers
- » **2**
Ground Level Positions
- » **150' Fenced Yard**
Trailer Parking
- » **113**
Car Parking



SITE PLAN

19200 S. WESTERN AVE — 315,256 SF



PROJECT HIGHLIGHTS



High image master planned Harbor Gateway Commerce Center



Institutionally owned and professionally managed



Fenced truck yard



DWP Power



Areas Opportunity Zone Location



Separate ingress/egress to the yards of each building



Convenient access to five freeways (I-405, I-110, I-710, 105 and 91)



Minutes to the World Ports of Los Angeles/ Long Beach and LAX



15,806,439 people within 60 miles



\$134,158 average household income within 60 miles



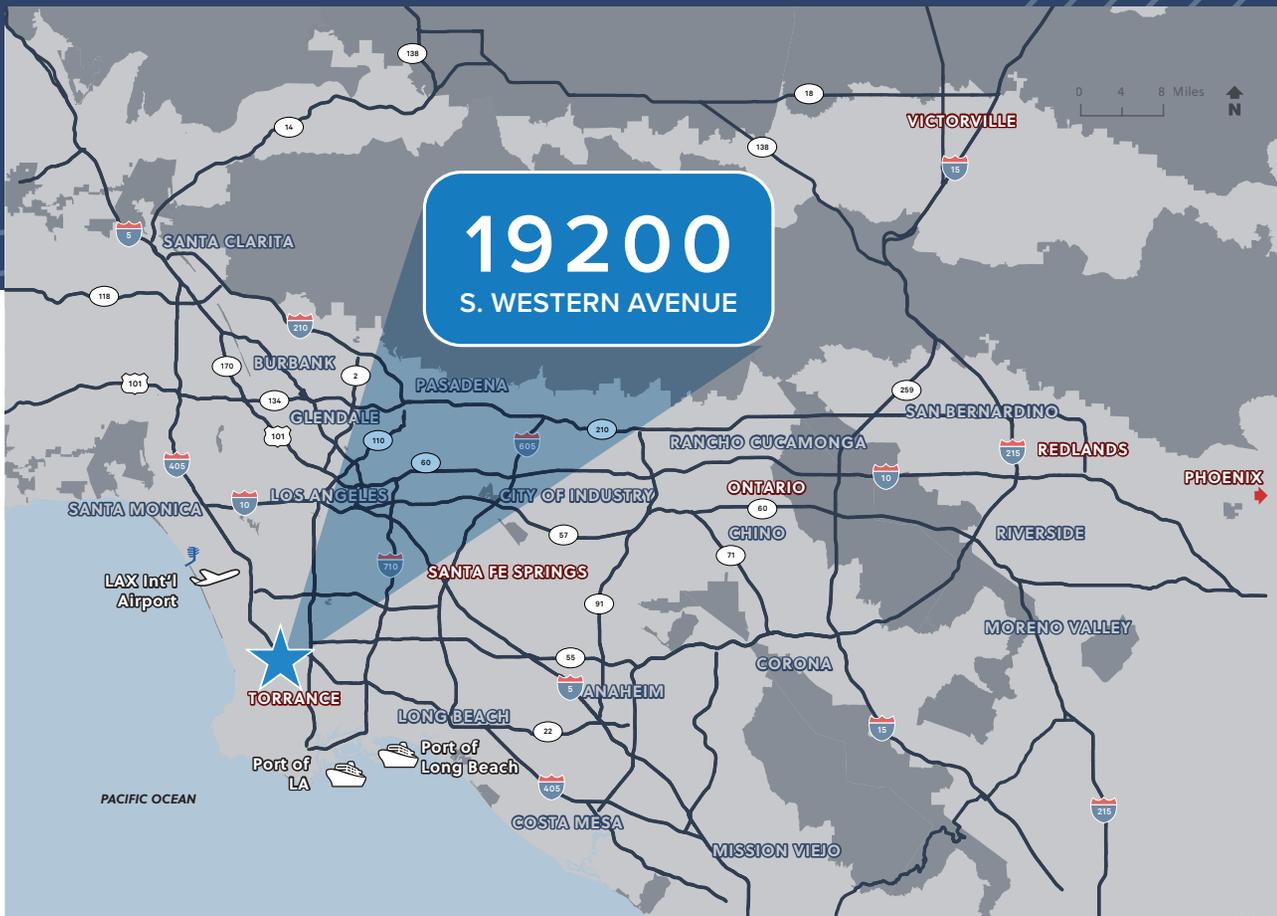
Regional Map/ Drayage Rate Comparison Chart

SUBMARKET	COST PER CONTAINER (From LA/LB Port)	DIFFERENCE (Cost difference per container)
TORRANCE	\$582	\$0
SANTA FE SPRINGS	\$644	\$62
ONTARIO	\$741	\$159
REDLANDS	\$935	\$353
VICTORVILLE	\$1,116	\$534
PHOENIX	\$2,150	\$1,568

Source: Drayage cost estimates provided by WCL consulting, 2026

STRATEGIC DISTRIBUTION LOCATION AND VISIBILITY

The property's location provides excellent proximity to all points of interest for a larger logistics occupier. Prominently located in the highly desirable Harbor Gateway Commerce Center, 1 block from the 405 San Diego Freeway, 3 blocks from the 110 Harbor Freeway, 3.5 miles from the SR-91 freeway and 10 minutes from the I-710 and I-105 freeways. The site is also only ± 7.5 miles from the World Ports of LA/ Long Beach and ± 7 miles from LAX International Airport.



Located in a Master Planned, 60 Acre Business Center with 1,515,988 SF of Buildings - Harbor Gateway Commerce Center is the premier business center in the South Bay Industrial Area and has park guidelines for maintaining long-term value protection. Adjacent to numerous retail amenities including hotel and restaurant services, this development is one of the largest industrial development projects in Los Angeles with flexible M1 zoning which allows a multitude of uses including warehouse, distribution and manufacturing.



19200
S. WESTERN AVENUE

FOR LEASE | ±315,256 SF

HARBOR GATEWAY COMMERCE CENTER

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