


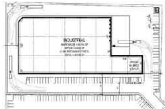
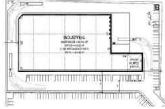












Property Location	Avail SF Min SF Office SF	Lease Rate/SF Price/SF Total Bldg	DH/GL Sprk Yard	Const Status Listing Status Possession	Min Ht Amps Parking	Listing Notes Zoning / Rail
1400 S Allec St Anaheim, CA 92805 TG: 799-B1 Allec St/Cerritos Ave 	121,225 121,225 4,559	TBD 121,225	20/TBD Yes Fncd/Pvd	Existing Available 12/01/2010	26 1600 1:1	Fully Racked Food Distribution Building 25,000 SF Freezer Space / 15,000 SF Cooler Space ESFR Ready Sprinkler System 8 Cold DH Doors / 11 Rail Served Doors Fenced Yard Divisible Building 1,600 Amps, 277/480 Volt Electrical Service Zoning/Rail: ML / Yes - UPRR Property/Listing/Suite #: 190147 / 433266 / 982531
16803-16805 Central Ave Carson, CA 90746 TG: 734-F7 Central Ave/Walnut St 	24,842 24,842 2,220	\$0.60 Net 73,179	4/1 Yes Paved	Existing Available Now	20 600 30	Well Maintained Business Park (4) Dock High and (1) Ground Level Loading Doors Immediate Access to 91/110/405 Freeways Access from Central Ave. and Keegan Ave. **Former Bakery Facility** Zoning/Rail: MHCA / No Property/Listing/Suite #: 692574 / 461957 / 1072299
1338-1342 S Rowan Ave Commerce, CA 90023 TG: 675-D2 S Rowan Ave/Union Pacific Ave 	132,432 33,000 BTS	TBD 132,432	35/TBD Yes No	Proposed Available Completion	30 BTS 101	COOLER / FREEZER BUILD-TO-SUIT OPPORTUNITY State-of-the-Art Industrial Facility Great Access To Downtown, West LA, The Valleys, & Ports Secured and Gate Guarded Campus Divisible Zoning/Rail: M2 / No Property/Listing/Suite #: 1152994 / 441849 / 1011398
13250 Philadelphia Ave Fontana, CA 92335 TG: 643-J4 Etiwanda Av/Philadelphia Av 	199,050 199,050 6,750	\$0.35 NNN 380,650	27/1 Yes Fenced	Existing Available Now	30 2,000 1:1	*Price Reduced* - Sub-Lessor Motivated POL 380,650 SF Building 17,000 SF Freezer/17,000 SF Cooler 5,000 SF Refrigerated Dock, Sublease Through 2/18/12 Bonus 20,000 SF Storage Mezzanine - Not Included In SF Zoning/Rail: M2 / No Property/Listing/Suite #: 955810 / 374616 / 796495
310 E Walnut Ave Fullerton, CA 92832 TG: 738-H7 Walnut Way/Walnut Ave 	38,000 38,000 2,000	\$0.75 MG 50,000	TBD/TBD No No	Existing Available Now	19 TBD 1:1	POL 50,000 SF Building 25,000 SF Freezer Or Cooler 11,000 SF Dry Warehouse Space Verify All Details Zoning/Rail: / No Property/Listing/Suite #: 222292 / 423642 / 947884
830 Williamson Ave Fullerton, CA 92832 TG: 738-F7 Euclid St/Commonwealth Ave 	15,969 1,500	TBD 15,969	0/2 Yes No	Existing Active COE	18 800 1:1	Free Standing Building FDA Food Processing Facility Freezers/Cooler, Sinks, Test Kitchen, Floor Drains 800 Amps, 277/480 Volt Power Electrical & Air Distributed Zoning/Rail: / No Property / Listing #: 197663 / 372635
830 Williamson Ave Fullerton, CA 92832 TG: 738-F7 Euclid St/Commonwealth Ave 	15,969 15,969 1,500	TBD 15,969	0/2 Yes No	Existing Available 30 Days	18 800 1:1	Free Standing Building FDA Food Processing Facility Freezers/Cooler, Sinks, Test Kitchen, Floor Drains 800 Amps, 277/480 Volt Power Electrical & Air Distributed Zoning/Rail: / No Property/Listing/Suite #: 197663 / 456881 / 1055715
533 W Foothill Blvd Glendora, CA 91741 	53,570 8,036	\$84.00 53,570	10/0 No Fenced	Existing Active Now	16 2000 3.7:1	Truck Terminal and Storage, Refrigerated Dock Positions, Cooler Rooms, Drain System Excellent Ingress/Egress, Huge 4.06 Acre Parcel, Assumable Below-Market Loan At Zoning/Rail: / No Property / Listing #: 1009921 / 291978




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533 W Foothill Blvd Glendora, CA 91741 	53,570 53,570 8,036	\$0.54 Gross	10/0 No Fenced	Existing Available Now	16 2000 3.7:1	Truck Terminal and Storage Refrigerated Dock Positions, Cooler Rooms, Drain System Excellent Ingress/Egress Huge 4.06 Acre Parcel Assumable Below-Market Loan At Zoning/Rail: / No Property/Listing/Suite #: 1009921 / 369896 / 784199
13285 Amar Rd Industry, CA 91746 TG: 637-J2 Amar Rd/Canal Place 	20,020 20,020 2,226	\$0.69 NNN	4/1 Yes FnCd/Pvd	Existing Available Now	24 400 24:1	Ideal For Produce, Meat, Fish, Dairy Distribution Building Turn Key Ready To Go—Fully Racked 20' Cooler/Freezer & Full Racked Warehouse; 4 Dock Doors With Levelers; Fenced Yard At the Northeast Corner of Amar Rd. and Canal Place Zoning/Rail: M / No Property/Listing/Suite #: 1147337 / 438508 / 1001450
17372 Eastman St Irvine, CA 92614 TG: 859-G3 Red Hill Ave/MacArthur Blvd 	19,600 3,500	\$168.37 19,600	0/3 Yes FnCd/Pvd	Existing Active COE	18 800 1.5:1	2 Free Standing Buildings Food Prep/Freezer/Cooler/Dry Storage 2 Full Commercial Kitchen Areas 2,450 SF Bonus Mezzanine, Ground Level Loading 800 Amps, Water & Gas Distributed Throughout Bldg Divisible To 14,200 SF & 5,400 SF Zoning/Rail: / No Property / Listing #: 161872 / 318421
0 Ayala Ave Irwindale, CA 91706 TG: 598-E1 /1st St 	65,014 5,000	TBD 65,014	6/4 Yes FnCd/Pvd	Proposed Active Completion	30 1:1	Build to Suit on 3.52 Acres Large Private Yard, 165' Truck Court To Suit - Food, Mfg. or Distribution Uses Easy Access to 210, 605 & 10 Freeways M2 Zoning Zoning/Rail: M2 / Yes - PSBL Property / Listing #: 1120954 / 338628
0 Ayala Ave Irwindale, CA 91706 TG: 598-E1 /1st St 	80,000 65,014 0	TBD NNN 65,014	/ Yes Paved	Proposed Available Completion	TBD 0	3.52 Acres Available for Build to Suit State of the Art Food, Mfg. or Distribution Facility Building Sizes up to +/- 80,000 SF Possible Easy Access to 210, 605 & 10 Freeways High Image Business Park M2 Zoning Zoning/Rail: M2 / Yes - PSBL Property/Listing/Suite #: 1120954 / 421551 / 940589
12881 Ramona Blvd Irwindale, CA 91706 TG: 597-H6 Ramona Blvd/605 Freeway 	18,441 11,278	\$145.33 18,441	0/2 Yes FnCd/Pvd	Existing Active 30 Days	20 400 3.1:1	Great Location Immediate Access To 605 & 10 Fwys High Privacy Fenced Yard 58 Parking Spaces In 2009-2010, Cost \$450,000 Newly Remodeled Zoning/Rail: IND-LIG / No Property / Listing #: 698560 / 362889
12881 Ramona Blvd Irwindale, CA 91706 TG: 597-H6 Ramona Blvd/605 Freeway 	18,441 18,441 11,278	\$0.55 Gross	/2 Yes FnCd/Pvd	Existing Available 30 Days	20 400 58	Great Location Immediate Access To 605 & 10 Fwys High Privacy Fenced Yard 58 Parking Spaces In 2009-2010, Cost \$450,000 Newly Remodeled Zoning/Rail: IND-LIG / No Property/Listing/Suite #: 698560 / 446692 / 1027582
5305 Rivergrade Rd Irwindale, CA 91706 TG: 598-A2 Rivergrade Rd/Live Oak Av 	30,000 30,000 0	\$0.45 NNN	23/0 Yes Paved	Existing Available Now	30 TBD 1.5:1	Total Of approx. 30,000 SF - Cooler Area No offices or restrooms per current configuration Convenient Access To The 10, 210 And 605 Freeways Existing Racking Zoning/Rail: IND / No Property/Listing/Suite #: 717282 / 352192 / 727071








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15500 Phoebe Ave La Mirada, CA 90638 TG: 737-F4 Phoebe Ave/Alondra Blvd 	203,510 203,510 4,824	\$0.49 Gross 203,510	24/2 Yes Fncd/Pvd	Existing Available 60 Days	24 800 110	Large Fenced And Secured Yard Ample Trailer Parking/Storage BNSF Rail Served With 7 Rail Doors 27,144 SF Of Cooler Space Immediate Access To I-5, 91 & 605 Fwys Zoning/Rail: M2 / Yes - BNSF Property/Listing/Suite #: 1138518 / 431959 / 977932
43322 Gingham Ave Lancaster, CA 93535 TG: 4106-A2 Gingham Ave/Avenue K-2 	24,750 2,475	 \$105.00 24,750	5/5 Yes No	Existing Active Now	20 1200 2:1	This New Concrete Block Was Designed To Have 1 To 5 Tenants East Has A Ground Roll Up And A Dock With Roll Up. Easy Access To The 14 Freeway, Sierra Hwy And 10th Street West Offices Have A/C And Heating And Space Heating With Zoning/Rail: L-1 / No Property / Listing #: 1183620 / 367740
43322 Gingham Ave Lancaster, CA 93535 TG: 4106-A2 Gingham Ave/Avenue K-2 	24,750 4,950 2,475	\$0.65 MG 24,750	5/5 Yes No	Existing Available Now	20 1200 50	This New Concrete Block Was Designed To Have 1 To 5 Tenants East Has A Ground Roll Up And A Dock With Roll Up. Easy Access To The 14 Freeway, Sierra Hwy And 10th Street West Offices Have A/C And Heating And Space Heating With Zoning/Rail: L-1 / No Property/Listing/Suite #: 1183620 / 451933 / 1042295
1444 Daisy Ave Long Beach, CA 90813 TG: 795-C5 Daisy Ave/Cowles St 	29,040 10,000 1,051	\$0.45 Gross 29,040	10/1 No Fenced	Existing Available Now	14 200 15	Dock High Warehouse Near 710 Freeway And Both Ports 1488 Square Feet Of Cooler/Freezer Space (Can Be Removed) Fenced Yard Zoning/Rail: LBIG / No Property/Listing/Suite #: 1177307 / 448962 / 1034228
1230 E 6th St Los Angeles, CA 90021 TG: 634-G6 S Alameda St/E 6th St 	15,400 15,400 500	TBD Net 316,632	7/0 Yes Paved	Existing Available Now	22 400 16	Produce / Food Distribution Facility Build-to-Suit Cooler / Freezer Space Immediate Produce Mart Proximity Extraordinary Loading ~ 7 Positions Immediate 10, 5, 60, & 101 Freeway Access Zoning/Rail: M3 / No Property/Listing/Suite #: 691770 / 456885 / 1055731
5700 W 96th St Los Angeles, CA 90045 TG: 734-C4 Bellanca Ave/W 96th St 	101,200 6,000	 \$131.42 101,200	2/TBD Yes Paved	Existing Active 11/01/2010	18 1600 1.3:1	*Enterprise Zone* *Laboratory* *Food Distribution (35K of Refrig and Cooler)* *Freight Distribution* *Airport Parking (Single or Multi-Story)* 3.84 Acres LAM2 Zoned plus 5,555 SF of Bonus Metal Zoning/Rail: LAM2 / No Property / Listing #: 1069562 / 322713
5700 W 96th St Los Angeles, CA 90045 TG: 734-C4 Bellanca Ave/W 96th St 	101,200 68,000 6,000	\$0.86 Net 101,200	2/TBD Yes Paved	Existing Available 11/01/2010	18 1600 130	*Enterprise Zone* *Laboratory* *Food Distribution (35K of Refrig and Cooler)* *Freight Distribution* *Airport Parking (Single or Multi-Story)* 3.84 Acres LAM2 Zoned plus 5,555 SF of Bonus Metal Zoning/Rail: LAM2 / No Property/Listing/Suite #: 1069562 / 403662 / 880747








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640-660 Alameda St Los Angeles, CA 90021 TG: 634-G6 /Industrial St 	75,000 2,400	\$118.67 75,000	9/0 No Fncd/Pvd	Existing Active COE	20 3000 0.2:1	Hard-to-Find Freezer/Cooler Facility with Dry Storage 1,650,000 Cubic Feet of Freezer/Cooler -- 6,000 Pallet Positions 50,000 SF Ice Manufacturing Capacity Alameda Corridor Location Near Produce & Seafood Districts Zoning/Rail: LA M3 / No Property / Listing #: 718922 / 343218
767-775 S Central Ave Los Angeles, CA 90021 TG: 634-G6 S Central Ave/E 8th St 	23,380 5,709	\$250.00 23,380	0/3 No No	Existing Active COE	14 400	8th & Central - 2 Produce Buildings Can Be Divided To 4 Units - Wholesale / Retail Sales 6,950 Sq/Ft Coolers - Floor Drains - Processing Rooms Adjacent Building Can Be Purchased User Investor Opportunity Owner Will Carry 1st Trust Deed @ 7.5%, 20% Down Zoning/Rail: M2 / No Property / Listing #: 849323 / 191545
767-775 S Central Ave Los Angeles, CA 90021 TG: 634-G6 S Central Ave/E 8th St 	23,380 7,000 5,709	\$0.65 Gross 23,380	0/3 No No	Existing Available Now	14 400	8th & Central - 2 Produce Buildings Can Be Divided To 4 Units - Wholesale/Retail Sales 6,950 Sq/Ft Coolers - Floor Drains - Processing Rooms Adjacent Building Can Be Purchased* User Investor Opportunity Owner Will Carry 1st Trust Deed @ 7.5%, 20% Down Zoning/Rail: M2 / No Property/Listing/Suite #: 849323 / 364396 / 769066
4561 Colorado Blvd Los Angeles, CA 90039 TG: 564-C5 Colorado Blvd/W San Fernando Rd 	172,000 12,000	\$80.38 172,000	6/2 Yes Fncd/Pvd	Existing Active COE	12 4000 2:1	Excellent Glendale Adjacent Site Immediate Access To I-5 And 134 Freeways Minutes To Downtown Los Angeles Or San Fernando Vly M3 Heavy Industrial Zoning Portion Of Site Leased To Target Corp. Zoning/Rail: M3 / No Property / Listing #: 711549 / 336198
700 E Jefferson Blvd Los Angeles, CA 90011 TG: 674-D2 Avalon Blvd/E. Jefferson Blvd 	42,014 9,000	\$119.01 42,014	8/1 Yes Fncd/Pvd	Existing Active COE	20 800 0.6:1	Back on Market: Sale Price Slashed by \$500,000! One-of-a-Kind Class "A" Warehouse Space: Must See 9,000 Sq. Ft. Offices: Executive Offices and Rec Room Heavy Security Building with Alarm and Cameras Great Downtown Location at the SE Corner of Avalon & Jefferson Zoning/Rail: LA M1 / No Property / Listing #: 1106502 / 378725
2233-2251 Jesse St Los Angeles, CA 90023 TG: 634-J6 Jesse St/South Mission Rd 	148,978 9,476	\$82.73 148,978	24/1 Yes Paved	Existing Active Now	18 2500 0.5:1	Downtown, Existing Freezer/Cold Storage Facility Excellent Opportunity For User And/Or Cold Storage Operator 104,209 SF Freezer / 10,778 SF Convertible / 3,516 SF Cooler Address Also Includes: 670 S. Rio St. Zoning/Rail: M2-1 / No Property / Listing #: 1146736 / 354484
2233-2251 Jesse St Los Angeles, CA 90023 TG: 634-J6 Jesse St/South Mission Rd 	148,978 148,978 9,476	\$0.59 NNN 148,978	24/1 Yes Paved	Existing Available Now	18 2500 70	Downtown, Existing Freezer/Cold Storage Facility Excellent Opportunity For User And/Or Cold Storage Operator 104,209 SF Freezer / 10,778 SF Convertible / 3,516 SF Cooler Address Also Includes: 670 S. Rio St. Zoning/Rail: M2-1 / No Property/Listing/Suite #: 1146736 / 438105 / 1000068








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2870 Lugo St Los Angeles, CA 90023 TG: 675-A1 S Soto St/E Washington Blvd 	27,000 1,660	\$148.15 27,000	2/1 No No	Existing Active COE	10 1000 1.1:1	Multi-Use Food Processing Facility Approx. 8,000sf 28 Deg. Cooler & 10 Deg. Freezer Space Refrigerated Processing Area - USDA Potential Floor Drains & Heavy Power - 5,000 lb Elevator Washington Blvd. & Soto Street - Vernon Adjacent Existing Wholesale Food Processing Permit Zoning/Rail: M3,1 / No Property / Listing #: 710716 / 151288
2916 E Olympic Blvd Los Angeles, CA 90023 TG: 675-A1 S. Soto St/E Olympic Blvd 	28,071 2,223	\$106.69 28,071	3/3 No Fenced	Existing Active COE	12 1200 0.7:1	F.D.A. Processing Plant 4,800 S.F., 20' Clear Freezer, 1,250 SF Freezer Box 400 SF Cooler, 3,625 SF Processing Area Excellent Access to all the Major Freeways Zoning/Rail: M1, M2 / No Property / Listing #: 1061286 / 363634
2930 E Olympic Blvd Los Angeles, CA 90023 TG: 675-A1 S Soto St/E Olympic Blvd 	28,071 2,223	\$106.69 28,071	3/3 No Fenced	Existing Active COE	12 1200 0.7:1	Great Manufacturing Facility/Warehouse 3 DH/3 GL Positions Excellent Access to all the Major Freeways Zoning/Rail: M1, M2 / No Property / Listing #: 1173393 / 363637
540 Santa Fe Ave Los Angeles, CA 90013 TG: 634-H5 Santa Fe/4th 	46,538 TBD	TBD 46,538	5/0 Yes Paved	Proposed Active Completion	24 0.6:1	Class "A" Build-To-Suit By CEG Construction Submit Your Requirement And We Will Provide The Price Prime Downtown Location Near 4th St & Santa Fe Dock High Loading / High Clearance Can Build Warehouse, Mfg, Cooler Or Freezer Building Zoning/Rail: M3-1 / No Property / Listing #: 1054781 / 313445
1901 Violet St Los Angeles, CA 90021 TG: 634-H6 Mateo/Violet St 	20,000 1,950	\$149.45 20,000	20/0 No Yes	Existing Active COE	12 400 1:1	Turnkey Produce Facility 20 Dock-Hi Loading Positions Approximately 6,800 SF Of Cooler Just East Of Produce Mart Rare Purchase Opportunity Large Yard Area Zoning/Rail: M3LA / No Property / Listing #: 697591 / 345667
1301-1305 Wholesale St Los Angeles, CA 90021 TG: 632-G6 S Alameda St/Wholesale St 	24,165 11,797 3,740	\$1.00 Net 316,632	15/0 Yes Paved	Existing Available Now	22 500	Produce / Food Distribution Facility +/-7,500 Sq. Ft. Of Cooler ~ 3 Temperature Zones Immediate Produce Mart Proximity Extraordinary Loading ~ 15 Positions Cross-Dock Configuration Immediate 10, 5, 60, & 101 Freeway Access Zoning/Rail: M3 / No Property/Listing/Suite #: 1189824 / 456870 / 1055695
1301-1305 Wholesale St Los Angeles, CA 90021 TG: 632-G6 S Alameda St/Wholesale St 	29,547 11,797 3,740	\$1.00 Net 316,632	18/0 Yes Paved	Existing Available Now	22 500	Produce / Food Distribution Facility +/-7,500 Sq. Ft. Of Cooler ~ 3 Temperature Zones Immediate Produce Mart Proximity Extraordinary Loading ~ 18 Positions Cross-Dock Configuration Immediate 10, 5, 60, & 101 Freeway Access Zoning/Rail: M3 / No Property/Listing/Suite #: 1189824 / 456870 / 1055697








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1225 E Wholesale St Los Angeles, CA 90021 TG: 634-H6 S Alameda St/E Wholesale St 	17,745 17,745 1,300	\$1.10 Net 316,632	12/0 Yes Paved	Existing Available Now	22 400 12	Produce / Food Distribution Facility +/-7,074 Sq. Ft. Of Cooler ~ 4 Temperature Zones Immediate Produce Mart Proximity Extraordinary Loading ~ 12 Positions Cross-Dock Configuration Immediate 10, 5, 60, & 101 Freeway Access Zoning/Rail: M3 / No Property/Listing/Suite #: 1189828 / 456887 / 1055733
1305 E Wholesale St Los Angeles, CA 90021 TG: 634-G6 6th St/Alameda 	17,750 17,750 3,020	\$1.10 Net 316,632	12/0 Yes Paved	Existing Available Now	22 400 18	Produce / Food Distribution Facility +/-7,500 Sq. Ft. Of Cooler ~ 3 Temperature Zones Expansion Capability ~ Up To 29,547 Sq. Ft. Immediate Produce Mart Proximity Extraordinary Loading ~ 12 Positions Cross-Dock Configuration Zoning/Rail: M3 / No Property/Listing/Suite #: 1116583 / 456873 / 1055703
1321 E Wholesale St Los Angeles, CA 90021 TG: 634-G6 S Alameda St/E Wholesale St 	23,520 23,520 1,836	\$1.10 Net 316,632	12/1 Yes Paved	Existing Available 01/11/2011	22 800 15	Produce / Food Distribution Facility +/-4,700 Sq. Ft. Of Cooler ~ 2 Temperature Zones Immediate Produce Mart Proximity Extraordinary Loading ~ 12 Positions Cross-Dock Configuration Immediate 10, 5, 60, & 101 Freeway Access Zoning/Rail: M3, LA / No Property/Listing/Suite #: 1169368 / 456865 / 1055679
1725 Peck Rd Monrovia, CA 91016 TG: 567-G6 Peck Rd/Duarte Rd 	16,800 16,800 3,375	\$0.79 Gross 16,800	1/2 No Paved	Existing Available 12/01/2010	12 1,600 40	Fully Air-Conditioned Industrial/Flex Building With Heavy Power Three (3) Cooler/Freezers Totaling +/- 1,200 SF Large Secured & Paved Yard With Abundant Parking Access From 210 & 605 Freeways Zoning/Rail: IND-Heavy Mfg. / No Property/Listing/Suite #: 687428 / 447772 / 1031039
656 S Vail Ave Montebello, CA 90640 TG: 676-B3 S Vail Av/Flotilla St 	45,900 3,625	\$100.00 45,900	1/3 Yes Fncd/Pvd	Existing Active COE	15 2000 2.2:1	Food Proceeding Plant Plus One Rental Unit Bakery Business Remodel In 2005 Brand 1800 S.F New Freezer, 600 S.F Cooler Space Large Fence with 120,225 S.F of Land 2000 Amps of Distributed Power Walking Distance to Montebello Metrolink Station Zoning/Rail: M1 / No Property / Listing #: 712103 / 371641
1793 W 2nd St, Bldg L Pomona, CA 91766 TG: 640-F2 Chico Valley Frwy/2nd St 	42,182 6,267	TBD 42,182	4/3 Yes Fenced	Proposed Active COE	24 400 1.4:1	Located In Master Planned Mission-71 Business Park New High-Image Industrial Bldg On Fee Simple Parcel Freeway Visibility From Chino Valley (71) Freeway Build-to-Suit Interiors & Permit Ready Can Be Modified For Food Processing/Mfg Uses www.cbre.com/mission-71 Zoning/Rail: M1 / No Property / Listing #: 743691 / 160438
1793 W 2nd St, Bldg L Pomona, CA 91766 TG: 640-F2 Chico Valley Frwy/2nd St 	42,182 42,182 6,267	TBD Gross 42,182	4/3 Yes Fenced	Proposed Available Now	24 400 59	* Located In Master Planned Mission-71 Business Park* * New High-Image Industrial Bldg On Fee Simple Parcel* * Freeway Visibility From Chino Valley (71) Freeway * * Build-to-Suit Interiors & Permit Ready * * Can Be Modified For Food Processing/Mfg Uses * * www.cbre.com/mission-71 * Zoning/Rail: M1 / No Property/Listing/Suite #: 743691 / 234010 / 447837








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1376 E Grand Ave Pomona, CA 91766 TG: 641-C3 Reservoir St/Grand Ave 	32,000 1,600	\$78.13 32,000	0/12 No Fncl/Pvd	Existing Active COE	20 400 2:1	Six Free Standing CTU Buildings w/ 20' Clearance Each One Is Divisible In Half, Most Are Long Term Tenants (4)4,000 SF & (2)8,000 SF, Fully Occupied Bldgs A/B/C/D Each 4,000 SF, 200 Amps, 2-18'x15' Door & 2-RR Zoning/Rail: M-2 / No Property / Listing #: 1126848 / 343545
9200 Whitmore St Rosemead, CA 91770 TG: 636-H2 Whitmore St/Rosemead Blvd 	63,693 21,415 4,132	\$0.25 Gross 63,693	0/8 No Paved	Existing Available Now	15 3700	Low Cost Warehouse Space Short or Long Term Availability +/-2,400sf of Cooler +/-4,600sf of Freezer Zoning/Rail: M1-M2 / No Property/Listing/Suite #: 1151434 / 457880 / 1058876
1330 Calle Avanzado San Clemente, CA 92673 TG: 973-D7 Camino Celosia/Avenida Pico 	45,000 45,000 10,542	\$0.75 NNN 45,000	5/2 Yes No	Existing Available 30 Days	28 TBD 1.5:1	Free Standing Building Food Processing Facility Cooler/Freezer Space High Image - Newer Construction True Dock High Loading, ESFR Fire Sprinklers Sublease Through 2/28/2019 Zoning/Rail: / No Property/Listing/Suite #: 1070102 / 404109 / 882352
1050 Arroyo St San Fernando, CA 91340 TG: 482-D6 7th St/Arroyo St 	77,892 77,892 5,600	\$0.57 Gross 77,892	3/1 Yes Fncl/Pvd	Existing Available Now	14 5000 167	\$10,000 AMEX Bonus For Deal Before 4/1/2011* Plastics Mfg/R&D/Flex Facility First Time Ever Offered on Market 5,000 Amps of Extensively Distributed Power Eligible for State Enterprise Zone Benefits Fully Fenced & Secured Yard Area Set Back from Street Zoning/Rail: LA-M2 / No Property/Listing/Suite #: 1068482 / 461467 / 1070824
12764 E Florence Ave Santa Fe Springs, CA 90670 TG: 707-A5 Shoemaker Ave/E Florence Ave 	25,092 25,092 2,866	\$0.59 NNN 50,379	4/1 Yes No	Existing Available 02/01/2011	22 600 40	Food Processing / Bakery Facility Freezer (±1,900 SF), Coolers (±2,000 SF), Processing (±10,000 SF) Dock High (4) and Ground Level Loading, 22' Clear Easy Access to I-5 & 605 Freeway + Metrolink Station Zoning/Rail: M2 / No Property/Listing/Suite #: 693119 / 441410 / 1010283
2121 Union Pl Simi Valley, CA 93065 TG: 497-E2 Union/Victoria 	22,710 4,803	\$119.02 22,710	0/4 Yes No	Existing Active Now	18 1200 2.1:1	*Owner Has Approval For Fenced Yard* * Outstanding Manufacturing Or Industrial Building * 1200 Amps Of Well Distributed Power * Free Standing Building/Corner Location * ¼ Mile To The 118 Freeway With Excellent Access To The 23 & 101 Freeways Zoning/Rail: LI / No Property / Listing #: 1025076 / 342832
2121 Union Pl Simi Valley, CA 93065 TG: 497-E2 Union/Victoria 	22,710 22,710 4,803	\$0.59 Net 22,710	0/4 Yes No	Existing Available Now	18 1200 49	*Owner Has Approval For Fenced Yard* * Outstanding Manufacturing Or Industrial Building * 1200 Amps Of Well Distributed Power * Free Standing Building/Corner Location * ¼ Mile To The 118 Freeway With Excellent Access To The 23 & 101 Freeways Zoning/Rail: LI / No Property/Listing/Suite #: 1025076 / 413428 / 913477




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Property Location	Avail SF Min SF Office SF	Lease Rate/SF Price/SF Total Bldg	DH/GL Sprk Yard	Const Status Listing Status Possession	Min Ht Amps Parking	Listing Notes Zoning / Rail
13287 Ralston Ave Sylmar, CA 91342 TG: 481-G3 Roxford/Ralston 	89,663 89,663 5,600	\$0.59 NNN 89,663	13/4 Yes FnCd/Pvd	Existing Available Now	23 2500 1.2:1	*Distribution * Distribution * Distribution* *22'-25' Clearance / 13 Truck-High Positions* * 90% HVAC Facility W/13,988 SF Of Cooler Space (32")* *Strategically Located Near Major Freeways* *Fully Fenced, Secure Yard* Zoning/Rail: LAM1 / Yes - Possible Property/Listing/Suite #: 1009207 / 369314 / 782646
22417 S Vermont Ave Torrance, CA 90502 TG: 764-B7 Vermont Ave/223rd St 	59,000 6,748	 \$96.00 59,000	3/1 Yes FnCd/Pvd	Existing Active COE	18 1600 2:1	BAKERY / FOOD PROCESSING PLANT Excellent South Bay Location / Locker Rooms 6,900 Sq Ft Freezer / Three Pallet High Work In Process Refrigeration / Test Kitchen / Lab For R&D Sewer Discharge Units Available Zoning/Rail: M1 / No Property / Listing #: 769756 / 171027
22417 S Vermont Ave Torrance, CA 90502 TG: 764-B7 Vermont Ave/223rd St 	59,000 59,000 6,748	\$0.25 NNN 59,000	3/1 Yes FnCd/Pvd	Existing Available 30 Days	18 1600 2:1	BAKERY / FOOD PROCESSING PLANT Excellent South Bay Location / Locker Rooms 6,900 Sq Ft Freezer / Three Pallet High Work In Process Refrigeration / Test Kitchen / Lab For R&D Sewer Discharge Units Available Zoning/Rail: M1 / No Property/Listing/Suite #: 769756 / 379002 / 807894
15601 Mosher Ave Tustin, CA 92780 TG: 829-J7 Mosher Ave/Valencia Ave 	54,000 54,000 6,000	\$0.49 NNN 54,000	2/1 Yes Paved	Existing Available Now	20 1600	Food Processing Plant Available Production: ±9,312 SF ~ Sloped/Drained Floors & Washable Surfaces Freezer: ±9,312 SF; Dry: ±6,656 SF 20' + Ceilings; Racking Available Former Frozen Bakery; AIB Superior Certified Zoning/Rail: PCIND / No Property/Listing/Suite #: 1116182 / 417049 / 925312
415 E 149th St Unincorporated L.A. County, CA 90248 TG: 734-D4 	18,080 878	 \$99.00 18,080	0/2 Yes Fenced	Existing Active COE	18 400 1.3:1	Unincorporated LA County Location More Than 2,000 SF Coolers - Easily Removed 1,180 SF Attractive Mezz Offices Free Fire Sprinklers = 3 Phase Power Close Proximity To The 91,110,405 and 105 Freeways Zoning/Rail: LCM2 / No Property / Listing #: 692485 / 295555
415 E 149th St Unincorporated L.A. County, CA 90248 TG: 734-D4 	18,080 18,080 878	\$0.55 Gross 18,080	0/2 Yes Fenced	Existing Available COE	18 400 1.3:1	Unincorporated LA County Location More Than 2,000 SF Coolers - Easily Removed 1,180 SF Attractive Mezz Offices Free Fire Sprinklers = 3 Phase Power Close Proximity To The 91,110,405 and 105 Freeways Zoning/Rail: LCM2 / No Property/Listing/Suite #: 692485 / 374439 / 796019
6923 Woodley Ave Van Nuys, CA 91406 TG: 531-F7 Woodley Ave/Vanowen St 	15,640 15,640 1,860	\$0.55 Gross 15,640	0/2 No Fenced	Existing Available Now	13 400 22	*Centrally Located In The Heart Of San Fernando Valley* *Close Proximity To 405 Freeway* *Main Street Exposure* *Fenced Front Yard* Zoning/Rail: MR1 / No Property/Listing/Suite #: 712795 / 392167 / 845867

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Property Location	Avail SF Min SF Office SF	Lease Rate/SF Price/SF Total Bldg	DH/GL Sprk Yard	Const Status Listing Status Possession	Min Ht Amps Parking	Listing Notes Zoning / Rail
3250 E 44th St Vernon, CA 90058 TG: 675-B3 Alcoa Ave/E. 44th St 	73,567 14,774	TBD 73,567	8/2 Yes Fenced	Existing Active COE	24 2500 1.3:1	Redevelopment By CEG Construction Building To Be Refurbished To "Like New" Construction Potential Freezer/Cooler/Processing Facility Sewer Discharge Credits Available Divisible (Call Broker) * Flexible Offices 8 Dock High * 24' Clearance * Rail Possible Zoning/Rail: M / Yes - PSBL Property / Listing #: 1187674 / 370914
3250 E 44th St, Unit A & B Vernon, CA 90058 TG: 675-B3 Alcoa Ave/E. 44th St 	73,567 73,567 14,774	TBD 73,567	8/2 Yes Fenced	Existing Available COE	24 2500 93	Redevelopment By CEG Construction Building To Be Refurbished To "Like New" Construction Potential Freezer/Cooler/Processing Facility Sewer Discharge Credits Available Divisible (Call Broker) * Flexible Offices 8 Dock High * 24' Clearance * Rail Possible Zoning/Rail: M / Yes - PSBL Property/Listing/Suite #: 1187674 / 454827 / 1050056
3250 E 44th St, Unit A2 Vernon, CA 90058 TG: 675-B3 Alcoa Ave/E. 44th St 	48,568 48,568 14,774	TBD Gross 73,567	4/1 Yes Fenced	Existing Available COE	24 2000 75	Redevelopment By CEG Construction Building To Be Refurbished To "Like New" Construction Potential Freezer/Cooler/Processing Facility Sewer Discharge Credits Available Adjacent Unit Also Available 4 Dock High * 24FT Clearance * Rail Possible Zoning/Rail: M / Yes - PSBL Property/Listing/Suite #: 1187674 / 454827 / 1050062
3250 E 44th St, Unit B Vernon, CA 90058 TG: 675-B3 Alcoa Ave/E. 44th St 	33,443 33,443 7,387	TBD Gross 73,567	4/1 Yes Fenced	Existing Available COE	24 2000 39	Redevelopment By CEG Construction Building To Be Refurbished To "Like New" Construction Potential Freezer/Cooler/Processing Facility Sewer Discharge Credits Available Adjacent Unit Also Available 4 Dock High * 24FT Clearance * Rail Possible Zoning/Rail: M / Yes - PSBL Property/Listing/Suite #: 1187674 / 454827 / 1050064
3250 E 44th St, Unit A Vernon, CA 90058 TG: 675-B3 Alcoa Ave/E. 44th St 	40,124 40,124 7,387	TBD Gross 73,567	4/1 Yes Fenced	Existing Available COE	24 2000 54	Redevelopment By CEG Construction Building To Be Refurbished To "Like New" Construction Potential Freezer/Cooler/Processing Facility Sewer Discharge Credits Available Adjacent Unit Also Available 4 Dock High * 24FT Clearance * Rail Possible Zoning/Rail: M / Yes - PSBL Property/Listing/Suite #: 1187674 / 454827 / 1050066
3250 E 44th St, Unit B2 Vernon, CA 90058 TG: 675-B3 Alcoa Ave/E. 44th St 	24,999 24,999 BTS	TBD Gross 73,567	4/1 Yes Fenced	Existing Available COE	24 2000 18	Redevelopment By CEG Construction Building To Be Refurbished To "Like New" Construction Potential Freezer/Cooler/Processing Facility Sewer Discharge Credits Available Adjacent Unit Also Available 4 Dock High * 24FT Clearance * Rail Possible Zoning/Rail: M / Yes - PSBL Property/Listing/Suite #: 1187674 / 454827 / 1050071
4578 E 49th St Vernon, CA 90058 TG: 675-C4 Corona Ave/E 49th St  Major Price Reduction!! <small>EXCELLENT DRY OR REFRIGERATED WAREHOUSE!!</small>	26,653 26,653 2,740	\$0.55 NNN 26,653	5/1 Yes Fenced	Existing Available Now	24 800 28	Class "A" Prologis Park Environment ±3,510 SF Of Cooler Space Free Standing Building * Fenced Yard 5 Dock High Positions * 1 Ground Level Door 24' Clearance * .45/3000 Sprinkler System Zoning/Rail: M / No Property/Listing/Suite #: 690352 / 437176 / 996847

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Property Location	Avail SF Min SF Office SF	Lease Rate/SF Price/SF Total Bldg	DH/GL Sprk Yard	Const Status Listing Status Possession	Min Ht Amps Parking	Listing Notes Zoning / Rail
3317 E 50th St Vernon, CA 90058 TG: 675-B4 50th/Alcoa 	42,000 2,800	\$142.83 42,000	2/1 Yes Fenced	Existing Active COE	15 2000 0.2:1	**New Cooler Facility** Cooler Completed, Freezer Completed Within 30 Days Completely Rehabbed In 2009 1,000 Sq Ft Processing Area & 500 Sq Ft Ripening Area 2000 Amps Power, NEC Alcoa/50th Street Ideal For Food Processing, Frozen Foods Or Produce Zoning/Rail: MVE / No Property / Listing #: 1011574 / 360901
3317 E 50th St Vernon, CA 90058 TG: 675-B4 50th/Alcoa 	32,000 10,000 2,800	\$0.95 Gross 42,000	2/1 Yes Fenced	Existing Available 30 Days	15 2000 0.2:1	**New Cooler Facility** Cooler Completed, Freezer Completed Within 30 Days Completely Rehabbed In 2009 1,000 Sq Ft Processing Area & 500 Sq Ft Ripening Area 2000 Amps Power, NEC Alcoa/50th Street Ideal For Food Processing, Frozen Foods Or Produce Zoning/Rail: MVE / No Property/Listing/Suite #: 1011574 / 371286 / 787958
4400 Alcoa Ave, Unit B Vernon, CA 90058 TG: 675-B3 Alcoa Av/E 44th St 	16,727 16,727 1,000	TBD Net 63,114	5/1 Yes Fenced	Existing Available Completion	29 800 20	Redevelopment by CEG Construction Building to Be Refurbished to "Like New" Construction Processing/Warehouse Facility - 13,076SF Insulated Covered Dock - 1,651SF 29' Clearance*5 Dock High*Fenced Yard*T-5 Lighting Zoning/Rail: M / No Property/Listing/Suite #: 1104863 / 456653 / 1055054
4550 Alcoa Ave Vernon, CA 90058 TG: 675-B3 Alcoa Ave/Leonis Ave 	74,000 74,000 5,000	TBD Net 74,000	8/4 Yes No	U/C Available	30 TBD 74	New Class "A" Development by CEG Construction Prime "Food Build To Suit" Opportunity State-Of-The-Art Building Features Ready for Construction Located in the Heart of Vernon Abundant Sewer Discharge Credits Zoning/Rail: M / No Property/Listing/Suite #: 1192796 / 459305 / 1063676
4833 Fruitland Ave Vernon, CA 90058 TG: 675-D4 Gilford Ave/Fruitland Ave 	31,000 31,000 2,520	\$0.95 Gross 31,000	27/1 Yes Fncd/Pvd	Existing Available 30 Days	17 800 25	12,000 SF Freezer Space / 2,100 SF Cooler Space 27 Dock High Positions / Large Fenced Yard Live Seafood Tank / Processing Area Excellent For Seafood, Cold Storage, Produce Easy Access to 710, 5 Freeways Zoning/Rail: M / Yes - LAJ Property/Listing/Suite #: 713221 / 458619 / 1061251
4300 S Maywood Ave Vernon, CA 90058 TG: 675-B5 Downey/Bandini 	25,267 25,267 1,300	\$0.49 Gross 127,218	5/1 Yes No	Existing Available 11/01/2010	24 200 5	*Great Produce / General Merchandise Space* Located Adjacent to Downey Rd South of Bandini Blvd 5 Dock-High Loading Positions & Forklift Ramp 3 Rail Doors 24' Ceiling Clearance Zoning/Rail: M / Yes - LAJ Property/Listing/Suite #: 700587 / 434890 / 989169
4300-4310 S Maywood Ave Vernon, CA 90058 TG: 675-B5 Downey/Bandini 	50,423 25,156 2,528	\$0.47 Gross 127,218	9/2 Yes No	Existing Available 11/01/2010	18 200 20	*Great Produce / General Merchandise Space* Located Adjacent to Downey Rd South Of Bandini Blvd 9 Dock-High Loading Positions 3 Rail Doors 18'-24' Ceiling Clearance Zoning/Rail: M / Yes - LAJ Property/Listing/Suite #: 1141100 / 433971 / 985482

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Prepared By:
 Lee & Associates
 500 Citadel Dr.
 Commerce, CA 90040
 Matthew Artukovich (323) 767-2033

Cold Storage / Food Processing Listings



Property Location	Avail SF Min SF Office SF	Lease Rate/SF Price/SF Total Bldg	DH/GL Sprk Yard	Const Status Listing Status Possession	Min Ht Amps Parking	Listing Notes Zoning / Rail
4310 S Maywood Ave Vernon, CA 90058 TG: 675-B5 Downey/Bandini 	25,156 25,156 1,228	\$0.49 Gross 127,218	4/1 Yes No	Existing Available 11/01/2010	18 400 15	*Great Produce / General Merchandise Space* Located Adjacent to Downey Rd South of Bandini Blvd 4 Dock-High Loading Positions 3 Rail Doors 18' Ceiling Clearance Zoning/Rail: M / Yes - LAJ Property/Listing/Suite #: 699786 / 434893 / 989172
3212 E Slauson Ave Vernon, CA 90058 TG: 675-B5 Alcoa Ave/Slauson Ave 	43,789 43,789 3,343	\$0.79 Net 43,789	26/2 Yes Paved	Existing Available Now	14 600 50	Excellent Produce/Food Distribution Facility 26 DH Positions * 2 GL Doors Via Ramp +/- 10,000sf of "Like New" Coolers Huge Fenced & Secured Yard Excess Trailer & Car Parking Zoning/Rail: VEM / No Property/Listing/Suite #: 702479 / 447286 / 1029589
3250 E Washington Blvd Vernon, CA 90023 TG: 675-B2 Downey Rd/Washington Blvd 	87,294 0	 TBD 87,294	10/2 Yes Paved	U/C Active COE	30 1.1:1	2.6 Million Cubic Feet At 42' Ceiling Clearance 1.9 Million Cubic Feet At 32' Ceiling Clearance Dynamic Builders – Build To Suit Opportunity State Of The Art Construction – Cooler, Freezer Or Processing Uses Vernon Power Rates Zoning/Rail: M / No Property / Listing #: 842058 / 352937

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Property Map



Map Legend

- 1) 1400 S Allec St, Anaheim, CA 92805
- 2) 16803-16805 Central Ave, Carson, CA 90746
- 3) 1338-1342 S Rowan Ave, Commerce, CA 90023
- 4) 13250 Philadelphia Ave, Fontana, CA 92335
- 5) 310 E Walnut Ave, Fullerton, CA 92832
- 6) 830 Williamson Ave, Fullerton, CA 92832
- 7) 830 Williamson Ave, Fullerton, CA 92832
- 8) 533 W Foothill Blvd, Glendora, CA 91741
- 9) 533 W Foothill Blvd, Glendora, CA 91741
- 10) 13285 Amar Rd, Industry, CA 91746
- 11) 17372 Eastman St, Irvine, CA 92614
- 12) 0 Ayala Ave, Irwindale, CA 91706 (map location unavailable)
- 13) 0 Ayala Ave, Irwindale, CA 91706 (map location unavailable)
- 14) 12881 Ramona Blvd, Irwindale, CA 91706
- 15) 12881 Ramona Blvd, Irwindale, CA 91706
- 16) 5305 Rivergrade Rd, Irwindale, CA 91706
- 17) 15500 Phoebe Ave, La Mirada, CA 90638

- 18) 43322 Gingham Ave, Lancaster, CA 93535
- 19) 43322 Gingham Ave, Lancaster, CA 93535
- 20) 1444 Daisy Ave, Long Beach, CA 90813
- 21) 1230 E 6th St, Los Angeles, CA 90021
- 22) 5700 W 96th St, Los Angeles, CA 90045
- 23) 5700 W 96th St, Los Angeles, CA 90045
- 24) 640-660 Alameda St, Los Angeles, CA 90021
- 25) 767-775 S Central Ave, Los Angeles, CA 90021
- 26) 767-775 S Central Ave, Los Angeles, CA 90021
- 27) 4561 Colorado Blvd, Los Angeles, CA 90039
- 28) 700 E Jefferson Blvd, Los Angeles, CA 90011
- 29) 2233-2251 Jesse St, Los Angeles, CA 90023
- 30) 2233-2251 Jesse St, Los Angeles, CA 90023
- 31) 2870 Lugo St, Los Angeles, CA 90023
- 32) 2916 E Olympic Blvd, Los Angeles, CA 90023
- 33) 2930 E Olympic Blvd, Los Angeles, CA 90023
- 34) 540 Santa Fe Ave, Los Angeles, CA 90013
- 35) 1901 Violet St, Los Angeles, CA 90021
- 36) 1301-1305 Wholesale St, Los Angeles, CA 90021
- 37) 1301-1305 Wholesale St, Los Angeles, CA 90021
- 38) 1225 E Wholesale St, Los Angeles, CA 90021
- 39) 1305 E Wholesale St, Los Angeles, CA 90021
- 40) 1321 E Wholesale St, Los Angeles, CA 90021
- 41) 1725 Peck Rd, Monrovia, CA 91016
- 42) 656 S Vail Ave, Montebello, CA 90640
- 43) 1793 W 2nd St, Pomona, CA 91766
- 44) 1793 W 2nd St, Pomona, CA 91766
- 45) Cypress Industrial Park, Pomona, CA 91766
- 46) 9200 Whitmore St, Rosemead, CA 91770
- 47) 1330 Calle Avanzado, San Clemente, CA 92673
- 48) 1050 Arroyo St, San Fernando, CA 91340
- 49) 12764 E Florence Ave, Santa Fe Springs, CA 90670
- 50) 2121 Union Pl, Simi Valley, CA 93065
- 51) 2121 Union Pl, Simi Valley, CA 93065
- 52) 13287 Ralston Ave, Sylmar, CA 91342
- 53) 22417 S Vermont Ave, Torrance, CA 90502
- 54) 22417 S Vermont Ave, Torrance, CA 90502
- 55) 15601 Mosher Ave, Tustin, CA 92780
- 56) 415 E 149th St, Unincorporated L.A. County, CA 90248
- 57) 415 E 149th St, Unincorporated L.A. County, CA 90248
- 58) 6923 Woodley Ave, Van Nuys, CA 91406
- 59) 3250 E 44th St, Vernon, CA 90058
- 60) 3250 E 44th St, Vernon, CA 90058
- 61) 3250 E 44th St, Vernon, CA 90058
- 62) 3250 E 44th St, Vernon, CA 90058
- 63) 3250 E 44th St, Vernon, CA 90058
- 64) 3250 E 44th St, Vernon, CA 90058
- 65) 4578 E 49Th St, Vernon, CA 90058
- 66) 3317 E 50th St, Vernon, CA 90058
- 67) 3317 E 50th St, Vernon, CA 90058
- 68) 4400 Alcoa Ave, Vernon, CA 90058
- 69) 4550 Alcoa Ave, Vernon, CA 90058
- 70) 4833 Fruitland Ave, Vernon, CA 90058
- 71) 4300 S Maywood Ave, Vernon, CA 90058

72) 4300-4310 S Maywood Ave, Vernon, CA 90058

73) 4310 S Maywood Ave, Vernon, CA 90058

74) 3212 E Slauson Ave, Vernon, CA 90058

75) 3250 E Washington Blvd, Vernon, CA 90023
