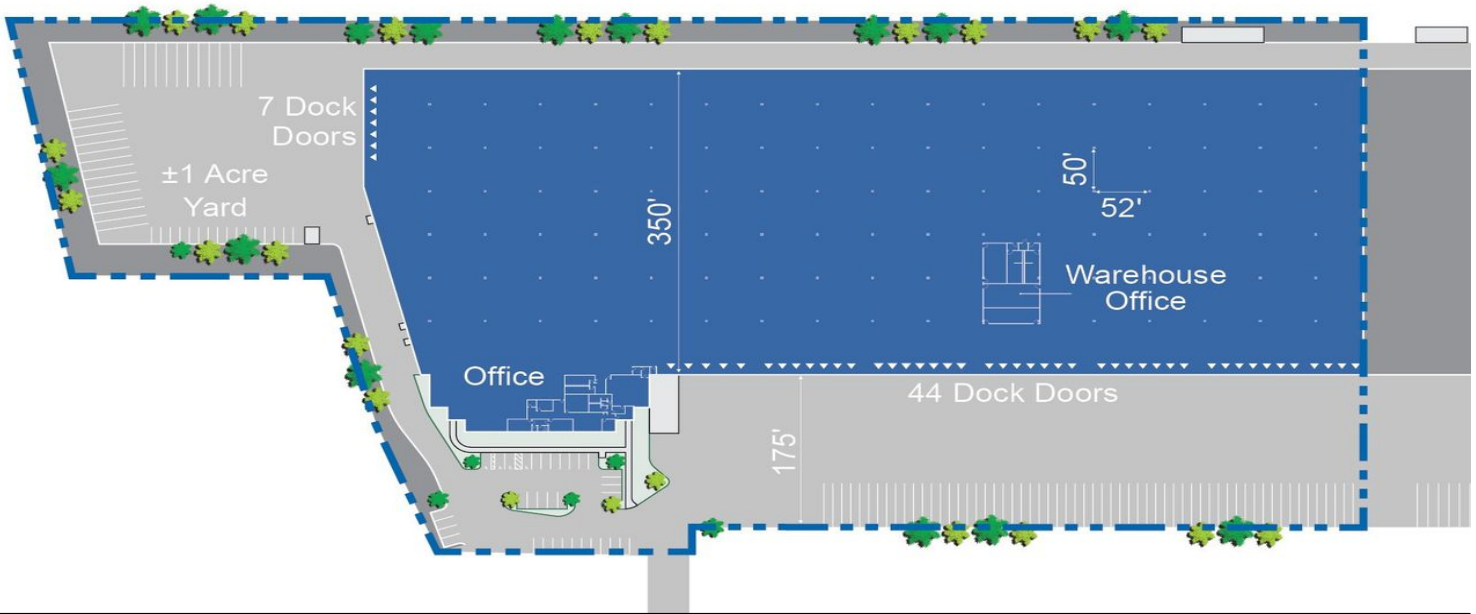


Available SF 338,936 SF

Industrial For Lease

Building Size 760,086 SF



**Address:** 350 Westmont Dr, San Pedro, CA 90731

**Cross Streets:** N Gaffey St/Westmont Dr

Overweight Corridor Location  
 175' Foot Concrete Truck Court  
 Two Secure Yards w/ Abundant Trailer Parking  
 Immediate Access to Port of Los Angeles & Port of Long Beach  
 Easy Access to 110, 405 and 710 Freeways  
 Professionally Managed

<b>Lease Rate/Mo:</b>	TBD	<b>Sprinklered:</b>	ESFR	<b>Office SF / #:</b>	5,968 SF / 4
<b>Lease Rate/SF:</b>	TBD	<b>Clear Height:</b>	30'	<b>Restrooms:</b>	5
<b>Lease Type:</b>	NNN / Op. Ex: \$0.28	<b>GL Doors/Dim:</b>	1 / 12' X 16'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	338,936 SF	<b>DH Doors/Dim:</b>	51 / 9' X 10'	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	338,936 SF	<b>A: 2000 V: 270/270 O: W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	5-10 Years	<b>Const Status/Year Blt:</b>	Existing / 2001	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b>	184 / Ratio: 0.5:1/	<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$879,112 / 2022	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced/Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Long Beach/Harbor Cities
<b>Zoning:</b>	(Q)M3-2D-CPIO			<b>APN#:</b>	7412026016

**Listing Company:** CBRE - El Segundo  
**Agents:** [Tres Reid 310-363-4948](mailto:Tres.Reid@cbre.com), [Greg Dyer 310-363-4953](mailto:Greg.Dyer@cbre.com), [Lauren Peddicord 310-633-0163](mailto:Lauren.Peddicord@cbre.com), [Caroline Reid 310-947-4219](mailto:Caroline.Reid@cbre.com)  
**Listing #:** 38594570      **Listing Date:** 07/31/2023      **FTCF:** CB000N000S000  
**Notes:** Tenant to verify all building specifications. Estimated OpEx: \$0.28 PSF/mo. City of Los Angeles. Taxes are for the entire building. Call brokers for commission information.

**Port Distribution Center**  
 350 Westmont Drive | San Pedro, CA (City of Los Angeles)

For Lease



**Contact Us**

**Tres Reid**  
 Vice Chairman  
 +1 310 363 4948  
 tres.reid@cbre.com  
 Lic. 00975748

**Greg Dyer**  
 Executive Vice President  
 +1 310 363 4953  
 greg.dyer@cbre.com  
 Lic. 01199659

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