

# 400 W. REDONDO BEACH BLVD.

UNINCORPORATED LA COUNTY (GARDENA P.O.) | CA, 90248

## Free Rent Incentives for Qualified Leases

Lease Rate Now \$1.59/PSF Gross

Available 1,680 SF - 10,699 SF



(258,100 CPD)



(25,647 CPD)

WEST REDONDO BEACH BOULEVARD (30,165 CPD)



CUSHMAN &  
WAKEFIELD

# LEASING ATTRIBUTES

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- Recently Renovated
- Immediate 110 Freeway On/Off Ramp Access
- Unincorporated Los Angeles County M-1 Zoning
- Central Access to LAX/DTLA and the Ports of LA/LB
- Full Concrete Yard with Secure New Wrought Iron Fence
- Fence with Automated Access Gate
- Clear Span Units



# LOCATION HIGHLIGHTS



## AIRPORT

Los Angeles International  
17 min | 12.0 mi  
Long Beach (Daugherty Field)  
17 min | 11.2 mi



## PORTS

Port of Long Beach  
22 min | 15.2 mi  
Port of Los Angeles  
20 min | 13.9 mi



LOCATION	
Zip	90248
Submarket	West Rancho Dominguez
Submarket Cluster	South Bay
Location Type	Urban
Market	Los Angeles
County	Los Angeles
State	California
CBSA	Los Angeles Long Beach, CA
DMA	Los Angeles, CA-NV
Country	United States

# Property Highlights



**16'**  
CLEAR HEIGHT



**8**  
GL DOORS



**17,721 SF**  
BLDG. SIZE



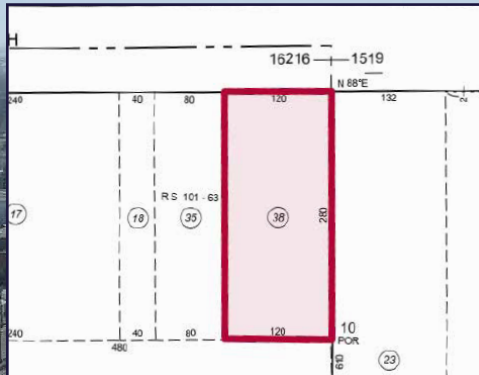
**NEWLY**  
RENOVATED



**110 FWY.**  
ACCESS



CENTRAL ACCESS  
TO LAX/DTLA &  
PORTS OF LA/LB



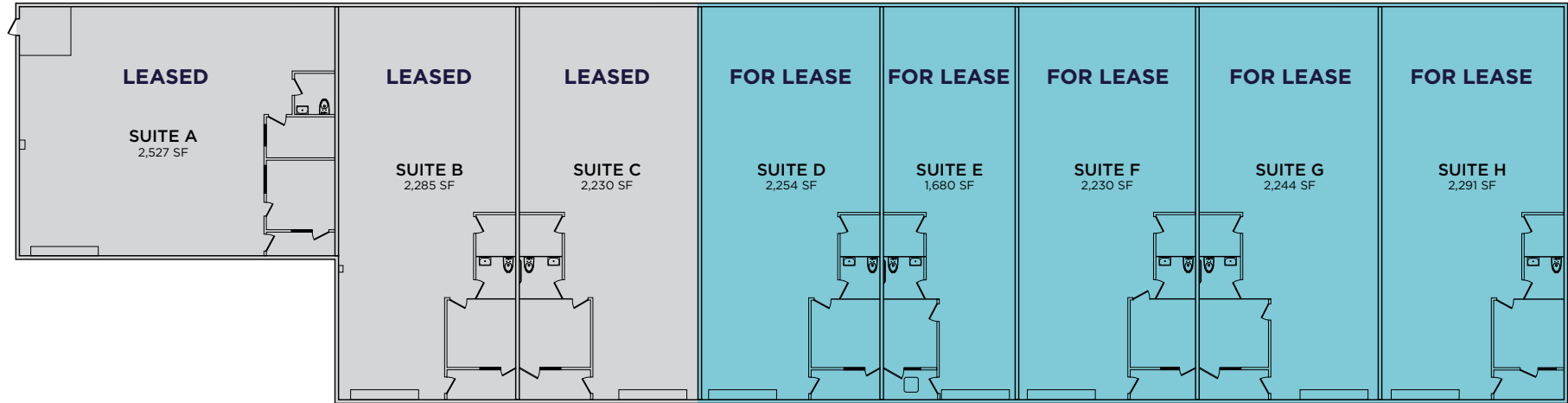
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WEST REDONDO BEACH BOULEVARD (30,165 CPD)

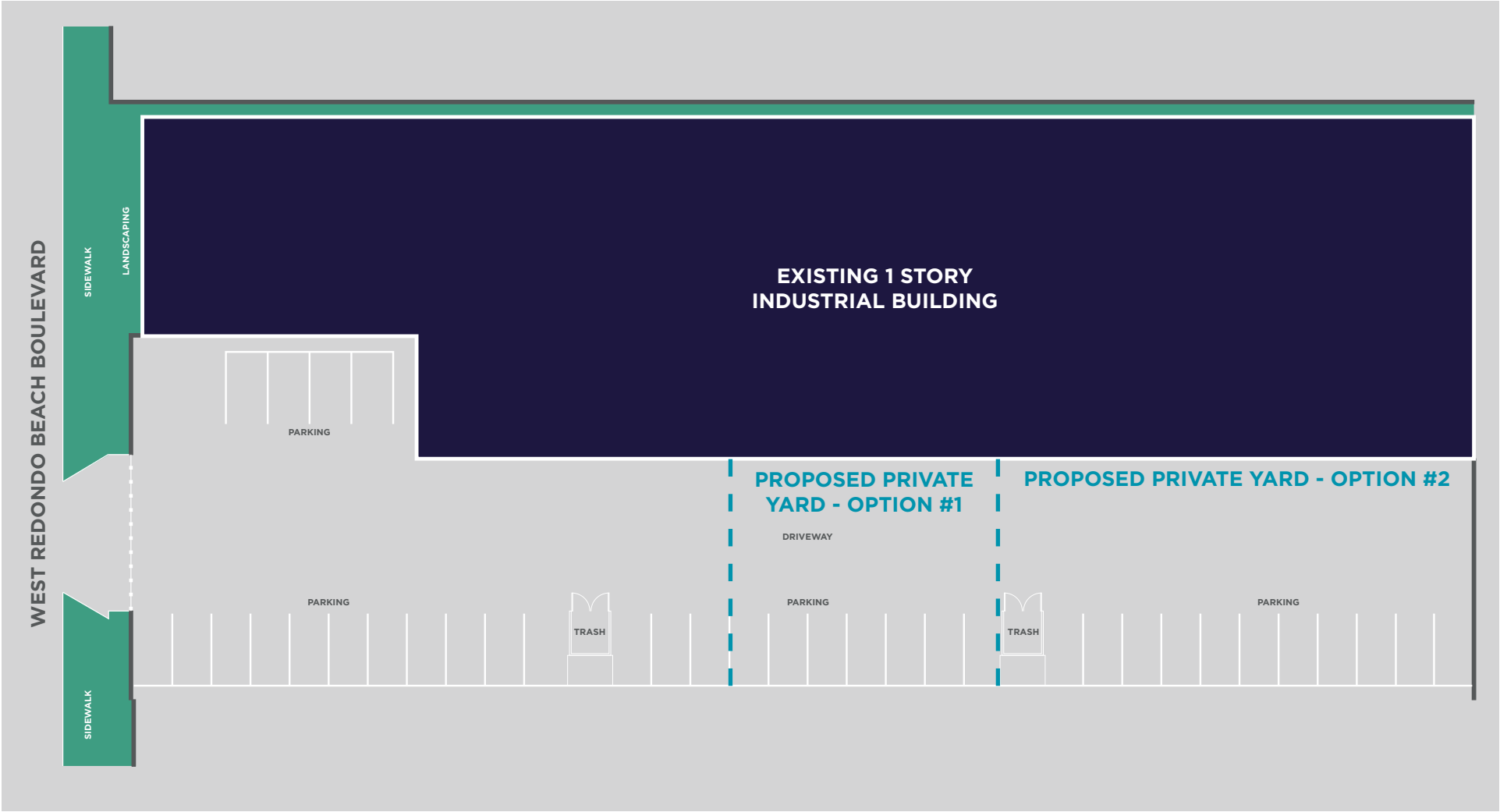
# Floor Plan



## AREA CALCULATIONS

SUITE A	AREA = 2,527 SF
SUITE B	AREA = 2,285 SF
SUITE C	AREA = 2,230 SF
SUITE D	AREA = 2,254 SF
SUITE E	AREA = 1,680 SF
SUITE F	AREA = 2,230 SF
SUITE G	AREA = 2,244 SF
SUITE H	AREA = 2,291 SF
<b>AREA TOTAL BUILDING</b>	<b>AREA = 17,721 SF</b>

# Site Plan



# Property Photos

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# Property Photos

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# LA SOUTH – LOS ANGELES INDUSTRIAL MARKET

## Industrial Q4 2025



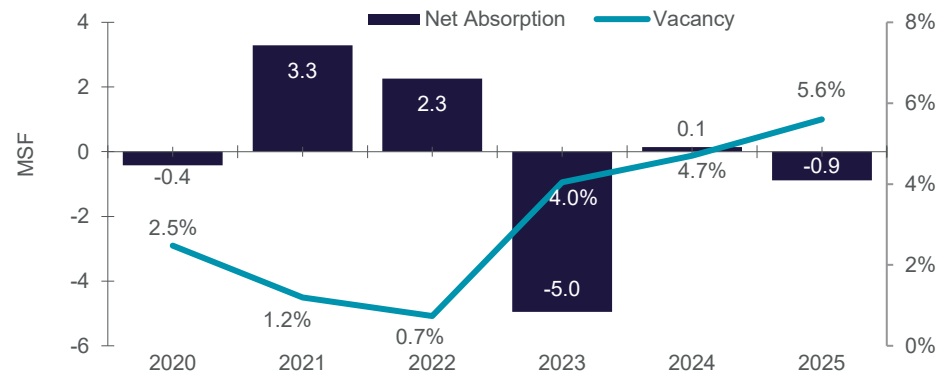
SUBMARKET	INVENTORY (SF)	OVERALL VACANCY RATE	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)**	UNDER CNSTR (SF)	CONSTR COMPLETIONS (SF)	AVERAGE ASKING OVERALL RENT (MFG)	AVERAGE ASKING OVERALL RENT (W/D)	AVERAGE ASKING OVERALL RENT (ALL TYPES)*
Carson/Compton/Rancho Doming.	89,304,234	5.4%	148,035	5,237,910	140,693	634,487	\$1.37	\$1.31	\$1.32
Gardena/Hawthorne	24,514,416	5.6%	72,463	854,406	190,860	137,026	\$1.42	\$1.37	\$1.37
LAX/Airport Area	19,228,998	2.7%	-214,186	276,735	0	0	\$2.00	\$1.95	\$1.98
Long Beach/Paramount	27,150,087	5.9%	82,387	583,181	427,939	531,942	\$1.17	\$1.27	\$1.25
Torrance Area	32,997,996	9.0%	-978,446	1,042,636	173,435	83,740	\$1.88	\$1.65	\$1.69
<b>TOTALS</b>	<b>193,195,731</b>	<b>5.8%</b>	<b>-889,747</b>	<b>7,994,868</b>	<b>932,927</b>	<b>1,387,195</b>	<b>\$1.58</b>	<b>\$1.44</b>	<b>\$1.47</b>

\*Rental rates reflect weighted triple net asking (NNN) \$psf/month. \*\*Renewals not included in leasing statistics. W/D = Warehouse/Distribution.

### HIGHLIGHTS

- New leasing activity in the LA South industrial market totaled 1,487,118 sf in Q4 2025, down 54.7% QOQ from 3,280,394 sf in Q3, but up 17.4% YOY compared to 1,266,279 sf in Q4 2024. Year-to-date leasing reached 7,994,868 sf, led primarily by direct deals. Renewals accounted for 21.5% of total leasing velocity, representing a smaller share than at the same point last year.
- Average asking rent continued to adjust lower to \$1.47 psf per month (NNN), down \$0.03 QOQ (-2.2%) and \$0.08 YOY (-5.0%). Overall vacancy increased to 5.8%, rising 10 bps QOQ and 110 bps YOY. Warehouse and distribution rent followed a similar trend, declining to \$1.44 psf, down \$0.05 QOQ (-3.4%) and \$0.15 YOY (-9.4%), while vacancy held steady QOQ at 6.5% and increased 60 bps YOY from 5.9%. These shifts reflect ongoing pricing normalization, longer tenant decision cycles and heightened competition for modern logistics facilities.
- Development activity remained active, with 932,927 sf under construction and 1.4 msf delivered in 2025. Phase II of the Long Beach Logistics Center (123,595 sf) was delayed from late Q4 to early Q1 2026, with the pipeline remaining targeted and largely build-to-suit.

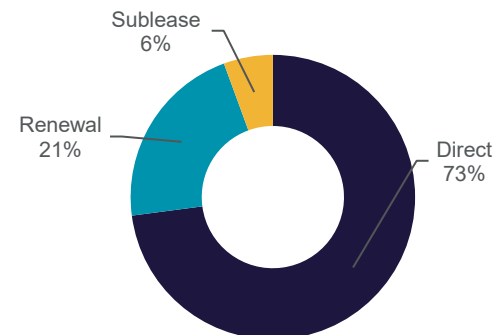
### ABSORPTION VS. VACANCY



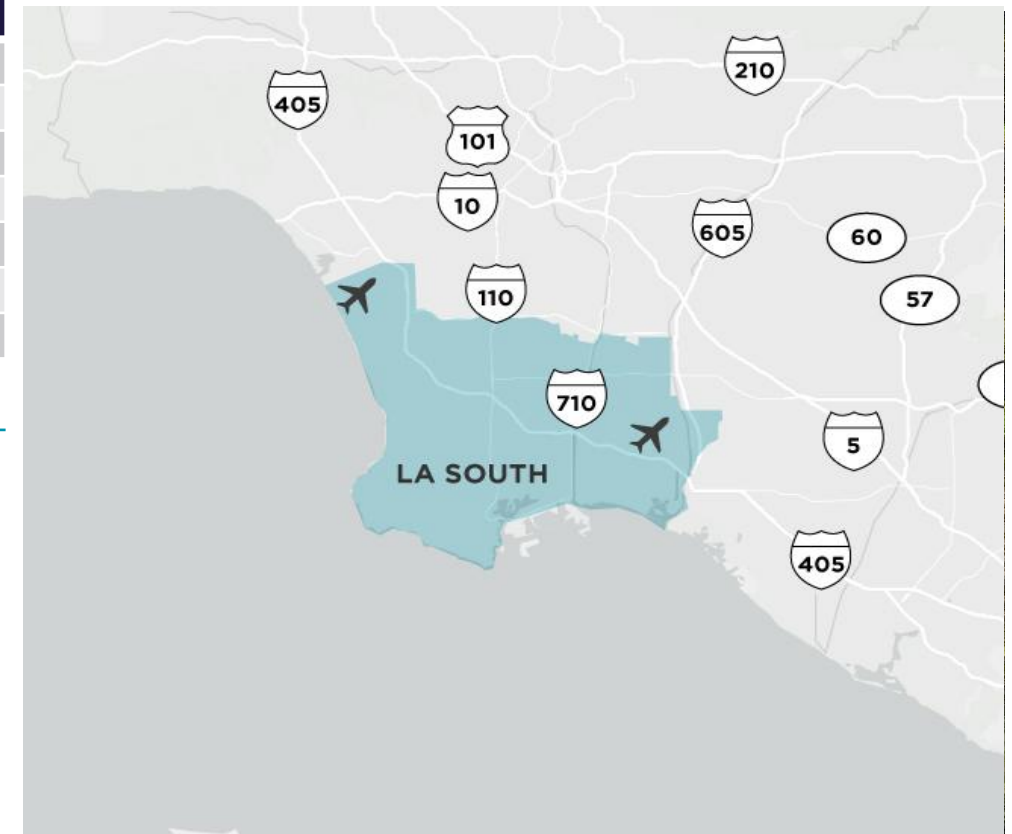
### LARGEST LEASE TRANSACTIONS Q4 2025

ADDRESS	SF	TENANT	TYPE
415-501 W. Walnut St.	219,575	Morrison Express	Direct
21750 Arnold Center Rd.	194,898	Aloha Freight	Direct
19900 S. Vermont Ave.	122,655	DHL *	Renewal**
2511 S. Edison Way	109,134	360Lion Express	Direct
2851 E. Las Hermanas St.	98,895	Junction Ventures, LLC	Direct
2711 E. Dominguez St.	92,548	UNDISCLOSED	Direct
21515 S. Western Ave.	83,740	Tesla Motors	Direct

### LEASING VELOCITY



### MARKET AERIAL OVERVIEW

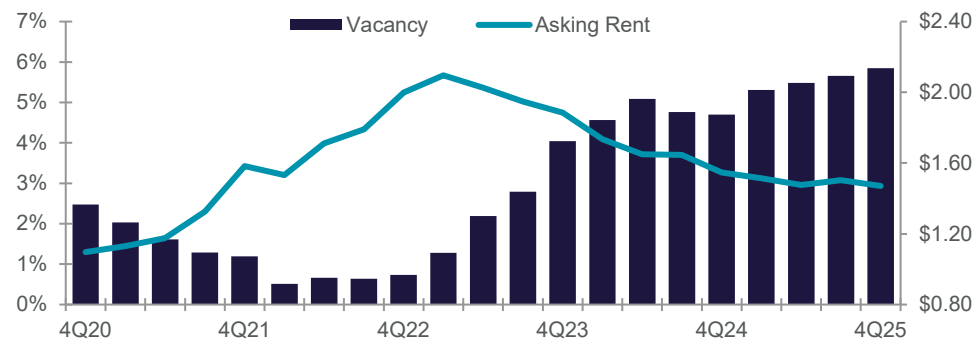


# LA SOUTH – LOS ANGELES INDUSTRIAL MARKET

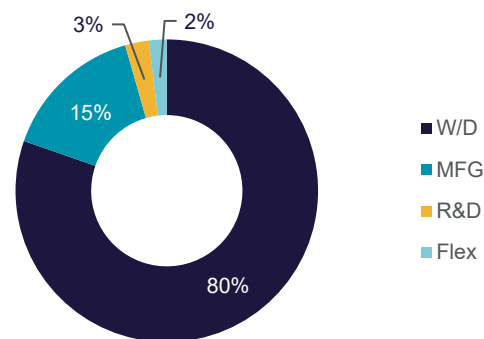
## Industrial Q4 2025



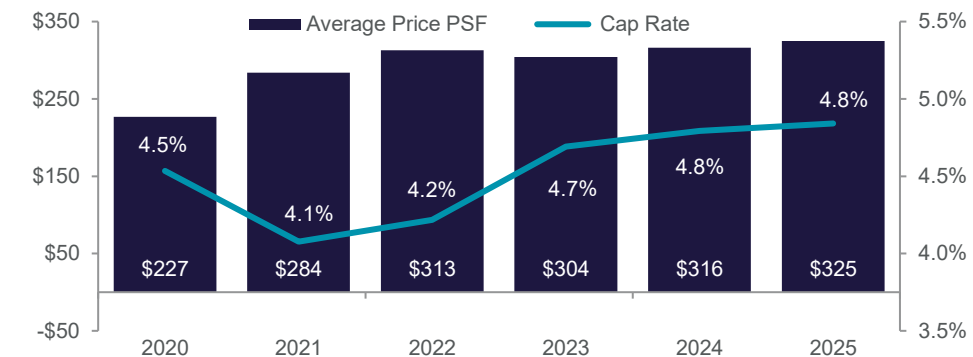
### VACANCY VS. ASKING RENT - OVERALL



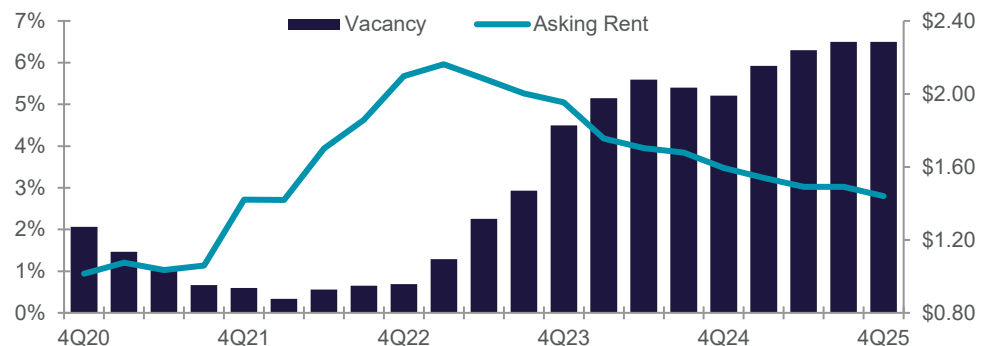
### INVENTORY BREAKDOWN BY PRODUCT TYPE



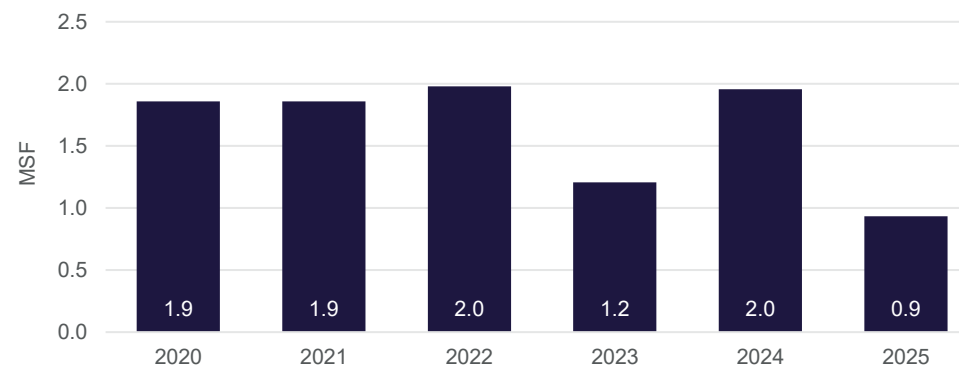
### AVERAGE PRICE PSF & CAP RATE



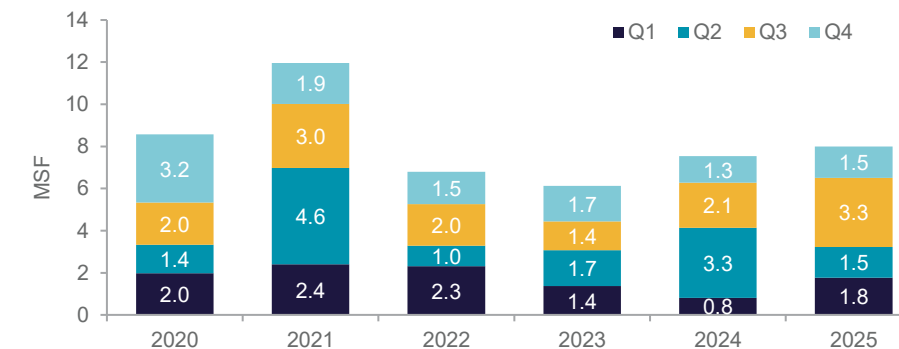
### VACANCY VS. ASKING RENT - W/D



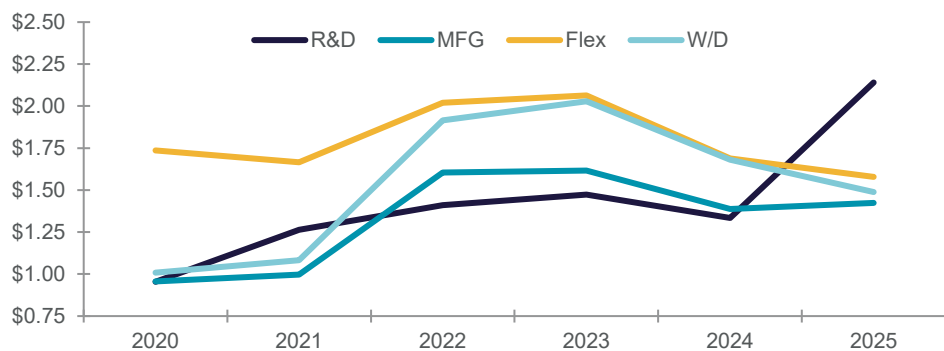
### UNDER CONSTRUCTION



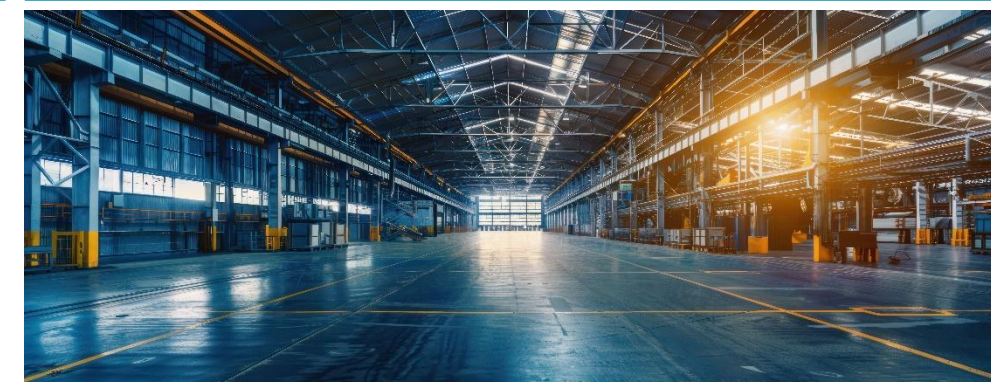
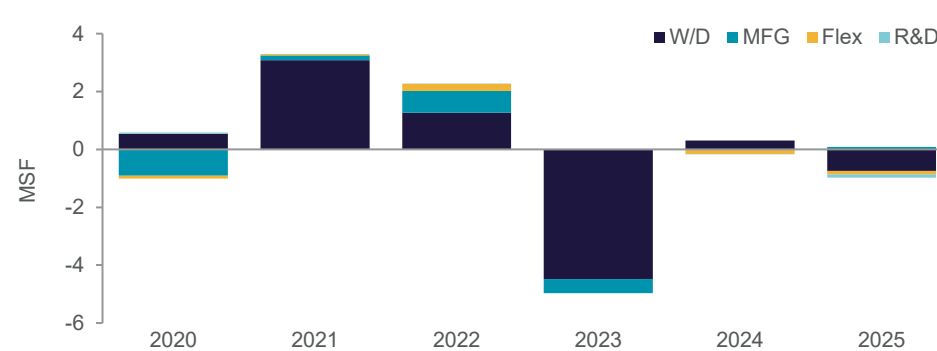
### NEW LEASING ACTIVITY



### AVERAGE OVERALL ASKING RENT \$PSF NNN MONTHLY



### NET ABSORPTION BY PRODUCT TYPE





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