

19701 HAMILTON AVE



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HAMILTON AVE



FULLY-ENTITLED & PERMIT-READY,
CLASS A, ±122,533 SF INDUSTRIAL
DEVELOPMENT

OPPORTUNITY ZONE
TAX BENEFITS

UNPARALLELED,
PORT-ADJACENT DEVELOPMENT
OPPORTUNITY IN LOS ANGELES'
SOUTH BAY

OFFERING MEMORANDUM

JLL

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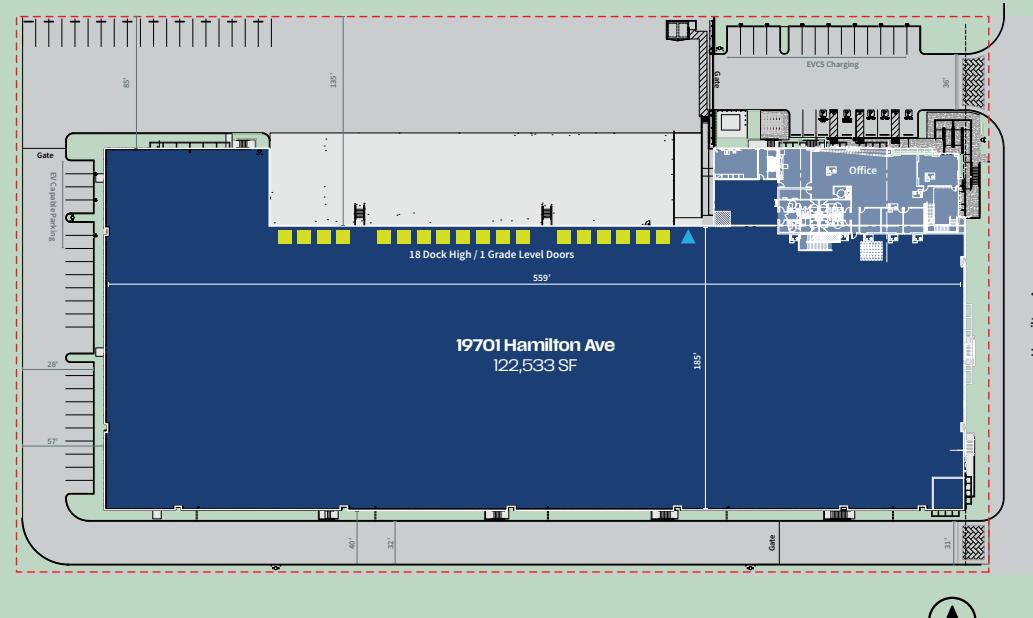
EXECUTIVE SUMMARY

THE OFFERING

RARE PORT-ADJACENT, FULLY-ENTITLED & PERMIT-READY DEVELOPMENT OPPORTUNITY IN LOS ANGELES' SOUTH BAY SUBMARKET

JLL Industrial Capital Markets, serving as the exclusive advisors, is pleased to present the opportunity to acquire the fee simple interest in **19701 Hamilton Ave (the "Property" or "Site")** - a one-of-a-kind fully-entitled and permit-ready redevelopment site for a Class A, 122,533 SF industrial facility in the core Los Angeles' South Bay submarket. This shovel-ready site plan features 36' clear, 18 dock high doors, one grade level door, 135' truck courts, ESFR sprinklers, and 64 auto parking stalls. The Site is located in Los Angeles' M3-1, Heavy Industrial Zone, as well as an Opportunity Zone (OZ), allowing for a variety of manufacturing and warehouse uses. This zoning designation, combined with the OZ status, offers investors significant tax benefits for this development in this greatly coveted pocket of the South Bay. The Site currently features an office building which will be fully vacant by the end of 2026.

Located in the prime Los Angeles' South Bay submarket, 19701 Hamilton Ave offers unparalleled access to SoCal's multi-modal transportation network. Its strategic position adjacent to the I-110 and I-405 freeways/intersection ensures efficient product distribution throughout the region and beyond to the greater West Coast. The Property's proximity to the Twin Ports, consistently ranked as the nation's top two container ports, provides substantial cost savings on drayage rates, making it highly attractive to tenants. Additionally, with convenient access to Los Angeles International Airport (LAX) and multiple intermodal yards, this fully-entitled Class A development is a unique opportunity for investors to capitalize on one of the most coveted industrial locations in the nation, meeting the needs of the market through premium, new construction features.



INVESTMENT SUMMARY

Address	19701 Hamilton Ave, Torrance, CA
Submarket	Los Angeles South Bay
Rentable Building Area	122,533 SF
Site Size	5.42 AC
FAR	0.519
Office SF	1st Floor - 6,000 SF 2nd Floor - 6,000 SF Total - 12,000 SF (9.8%)
Clear Height	36'
Dock High / Grade Level Doors	18 DH / 1 GL
Truck Court Depth	135'
Car Parking	64 Stalls
Entitlement Status	Fully-Entitled, Permit-Ready

PROPERTY OVERVIEW



Building Size	122,533 SF
FAR	0.519
Clear Height	36'
Dock Doors	18 DH / 1 GL
Office SF	12,000 SF (Inclusive of 2nd Floor Mezz)

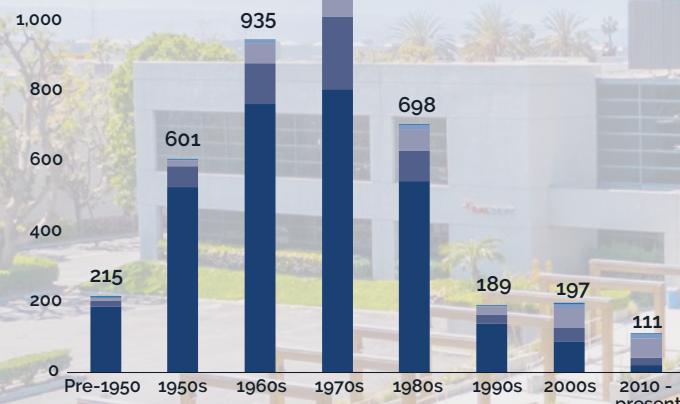
INVESTMENT HIGHLIGHTS

FULLY-ENTITLED, SHOVEL-READY DEVELOPMENT OPPORTUNITY

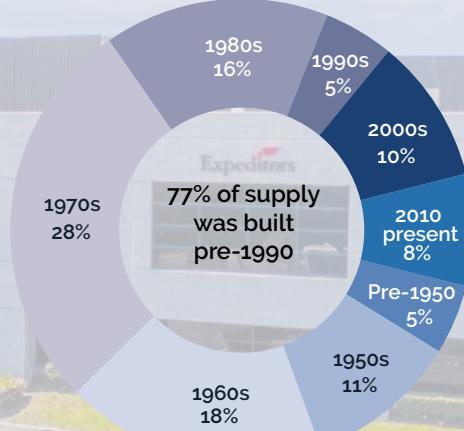
- Fully-entitled site to develop a Class A, 122,533 SF industrial facility featuring 36' clear, 18 dock high doors, one grade level door, ESFR sprinklers, 135' truck court, high image office finish of 9.8%, and abundant parking.
- Zoned M3-1, Heavy Industrial Zone, in the City of Los Angeles allowing for a variety of manufacturing and warehouse uses. The most inclusive industrial zoning in this pocket of the city.
- Only 8% of industrial inventory in the South Bay is 2010 or newer construction, creating a significant competitive advantage over older neighboring buildings, offering superior functionality for tenants.
- SoCal's development pipeline is tightening due to AB-98 regulations and limited infill land availability, driving significant rent growth in the near future as supply constraints intensify.
- This fully-entitled site plan offers a significant advantage to developers, as it has already navigated the complex approval process and mitigating regulatory risks, especially with AB-98 now in-place

HISTORICAL # OF BUILDINGS DEVELOPED PER SIZE SEGMENT

Only 2.7% of the South Bay's inventory has been constructed since 2010



SUPPLY OF INDUSTRIAL BUILDINGS IN THE SOUTH BAY BY VINTAGE



INVESTMENT HIGHLIGHTS CONT.

UNIQUE PERMIT-READY DEVELOPMENT SITE LOCATED WITHIN AN OPPORTUNITY ZONE

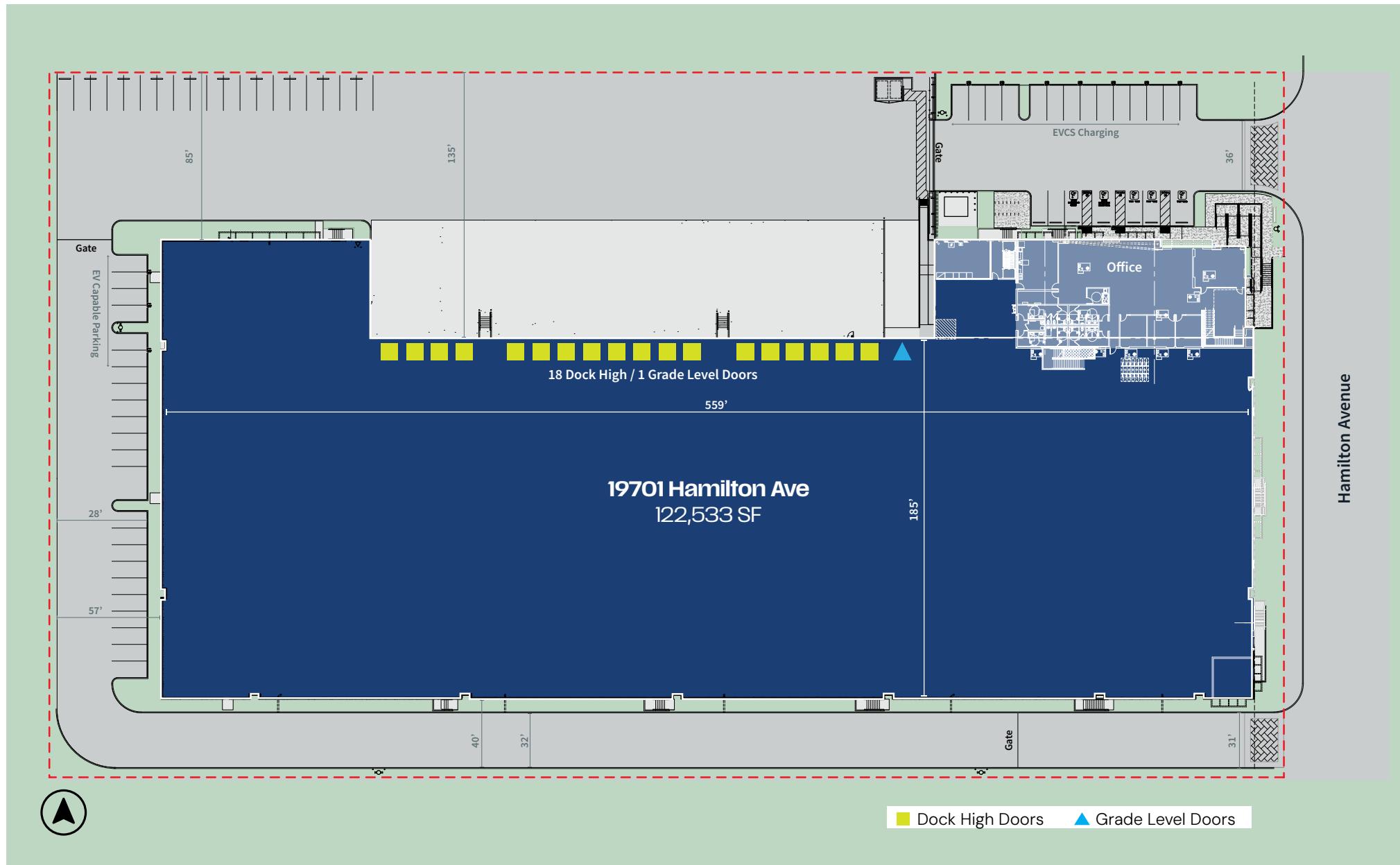
- Located in an Opportunity Zone, the Property offers compelling tax advantages, including the ability to defer capital gains taxes by reinvesting in Qualified Opportunity Funds, potential step-up in basis after 5-7 years, and eliminating taxes on future appreciation if held for 10+ years.
- 19701 Hamilton Ave is permit-ready, eliminating months of delays and allowing for construction to begin once all in-place leases expire in November 2026.
- With all permits secured and approved, developers can avoid the uncertainty of permit denials or changing regulatory requirements.



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PROPERTY PROFILE

FULLY-ENTITLED & PERMIT-READY INDUSTRIAL SITE PLAN



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LOCATION OVERVIEW



Port of Long Beach
Port of Los Angeles

Los Angeles
International
Airport

Antares Nuclear
VIE Logistics

National Road Logistics

Wash Laundry Systems
Alpine Electronics
DSV
AIT Industries

Toyota

Breville

Nissin Transportation
Transgroup Express Inc.

Walmart
99 Ranch Market
Dollar Tree
McDonald's

Citizen Watch
Company

Kuehne + Nagel
FNS, Inc.

Connesys

Puma North America

Puma / Freight Horse

Wave Rave LA
Level Up Sports Recovery

Imperial CFS

Amazon

Pacific Party Rental

Fisker
Automotive

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Metro Air
Express

Shine Foods

K-Line
Logistics

Omni
Logistics

Zojirushi America
Corp.

Andy Specialty
Vehicles

K1 Speed

Czinger
Vehicles

INTERSTATE
CALIFORNIA
110

Pepsi

Penske Truck Rental

INTERSTATE
CALIFORNIA
405

ZONING OVERVIEW

Zoning: M3-1, Heavy Industrial Zone

General Plan: Harbor Gateway

General Plan Land Use: Heavy Manufacturing

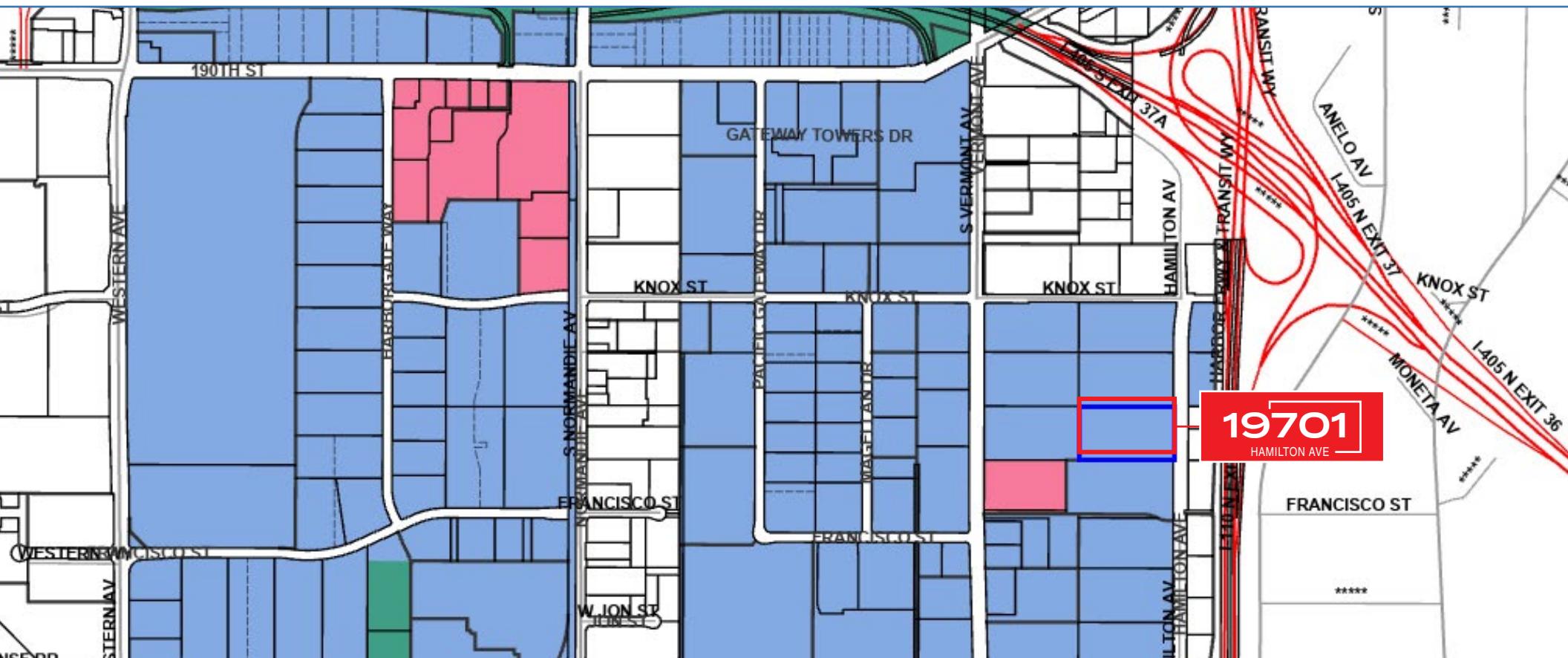
The M3 Heavy Industrial Zone permits a wide range of industrial and manufacturing uses, including all activities allowed in R Zones and M2 Light Industrial Zones, with a few exceptions. This zoning classification stands out by accommodating more intensive industrial operations than the other industrial zones. Some of the specific uses allowed in the M3 zone include chemical manufacturing, concrete or cement products manufacturing, petroleum products manufacturing, and various heavy industrial processes. Overall, the M3 zone is designed for the most intensive industrial uses that may not be suitable for other areas of the city.

More information can be found here (click to view):

- [City of Los Angeles Zoning Map](#)
- [City of Los Angeles Municipal Code](#)

M3 Heavy Industrial

C2 Neighborhood Office



OPPORTUNITY ZONE OVERVIEW

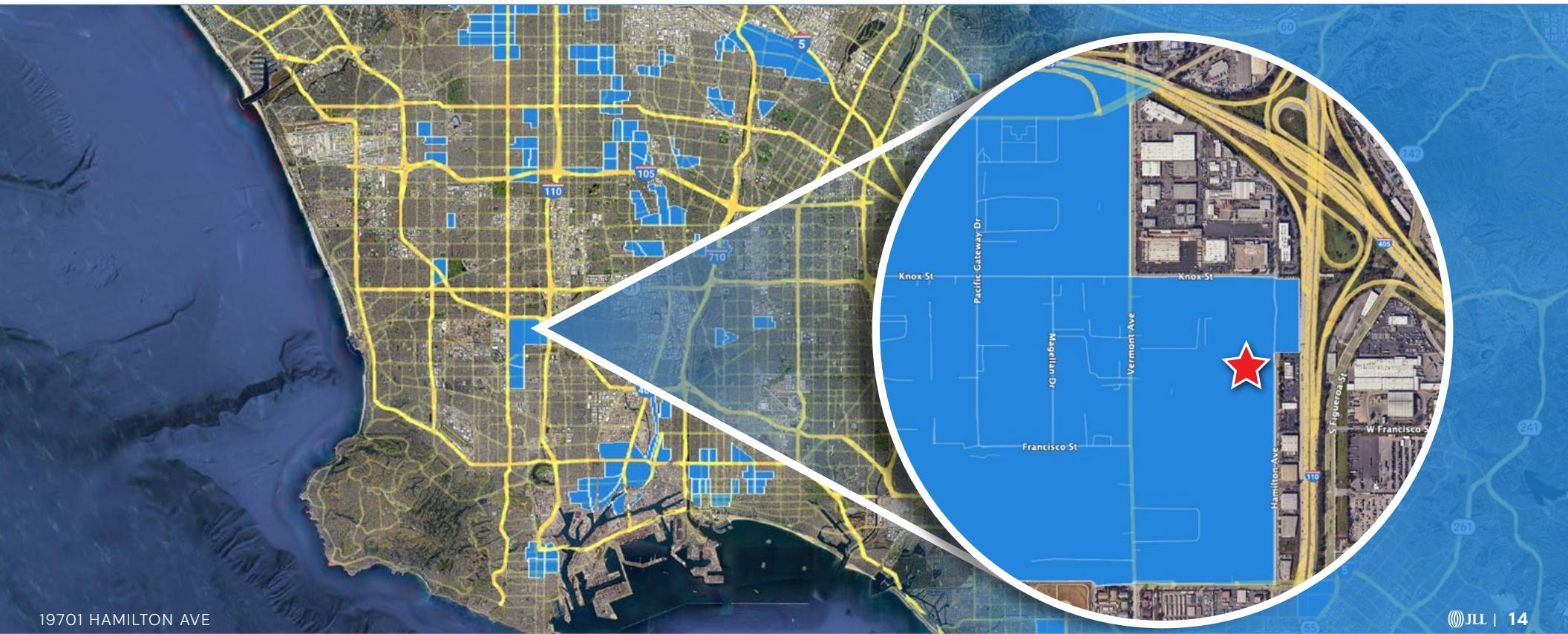
19701 HAMILTON AVE IS LOCATED WITHIN AN OPPORTUNITY ZONE (OZ).

What is an Opportunity Zone?

Opportunity Zones are economically distressed communities where new investments may qualify for preferential tax treatment, created by the Tax Cuts and Jobs Act of 2017 to stimulate economic development and job creation in low-income areas. These zones offer investors tax incentives such as deferred capital gains taxes and potential tax-free appreciation on long-term investments.

Benefits of Opportunity Zones

- **Tax Deferral and Reduction:** Investors can defer capital gains taxes on prior investments by reinvesting those gains into Qualified Opportunity Funds (QOFs) until December 31, 2026, or until the investment is sold, whichever comes first. Additionally, if the investment is held for at least 5 years, there's a 10% step-up in basis on the original deferred gain, potentially reducing the tax liability when it comes due.
- **Tax-Free Appreciation:** For investments held for at least 10 years, investors may benefit from a 100% exclusion from capital gains tax on the appreciation of their Opportunity Zone investment when sold. This allows for significant long-term growth potential without the burden of capital gains taxes, potentially leading to higher after-tax returns compared to traditional investment vehicles.



LOS ANGELES AREA OVERVIEW

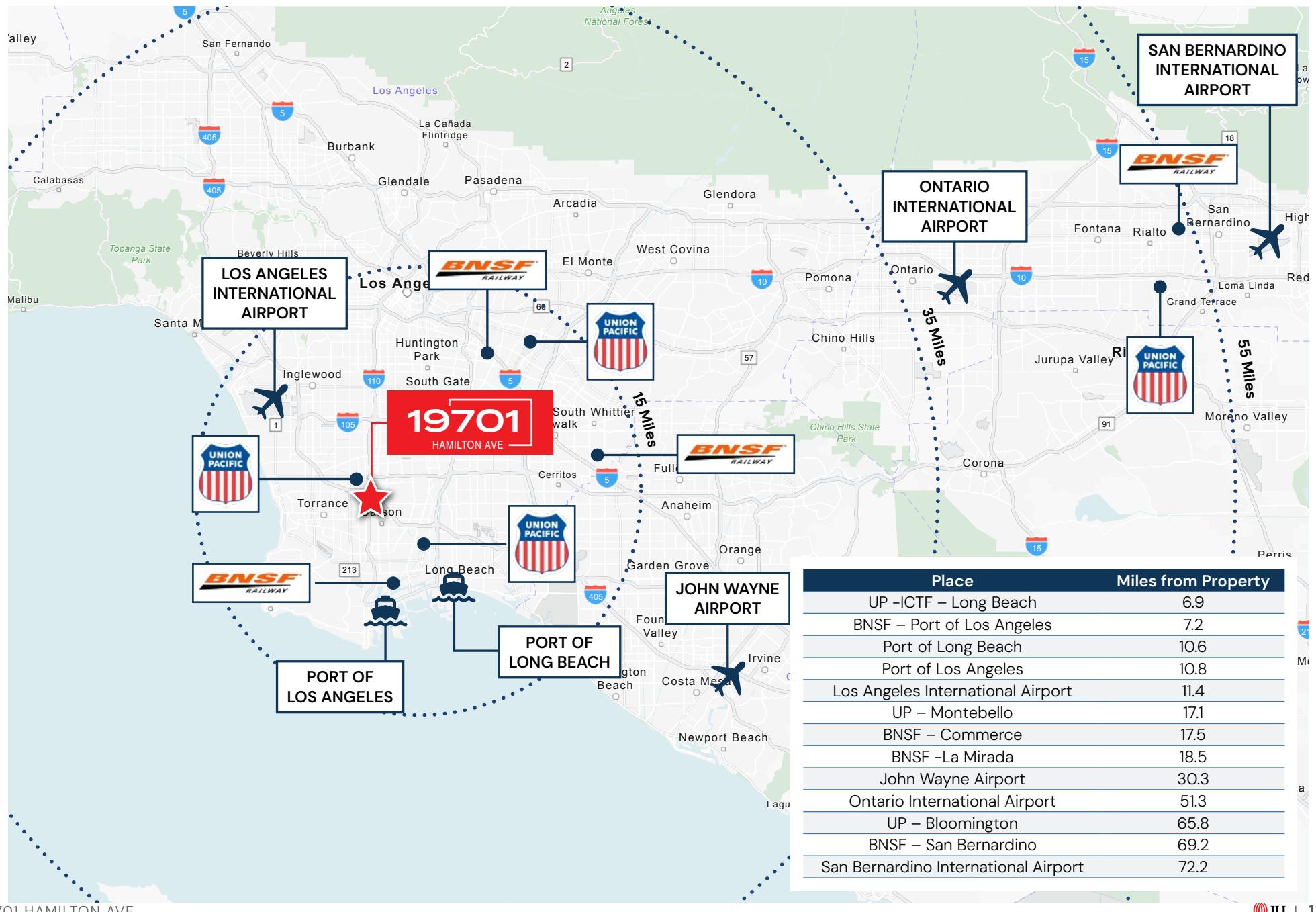
Los Angeles stands as one of the most populous and diverse metropolitan areas in the country. Home to nearly 9.7 million residents, Los Angeles attracts people due to its vibrant scene, robust job market, world-class entertainment industry, climate, iconic landmarks, and unparalleled mix of urban amenities and natural beauty, from beaches to mountains. With a Gross Domestic Product ("GDP") exceeding \$1.2 trillion, Los Angeles showcases a dynamic and evolving economy supporting over 442,000 businesses and employs more than 4.13 million people across various sectors such as entertainment, technology, healthcare, manufacturing, and logistics.

The region's economic strength is attributed to its premier, multi-modal infrastructure and global connectivity. The extensive network of highways, airports, rail systems, and seaports offers easy access for both residents and businesses, facilitating smooth movement across California and beyond. The Ports of Los Angeles and Long Beach, the busiest port complex in the country, handle nearly 40% of all U.S. containerized imports, making Los Angeles a critical hub for international trade. Combined with Los Angeles International Airport (LAX), this connectivity enhances the region's appeal by supporting a favorable business environment and work-life balance, encouraging continued growth and a strong, diverse workforce.

LOS ANGELES DEMOGRAPHICS



HEAVILY CONCENTRATED MULTI-MODAL HUB



FREEWAYS

Located in Torrance, CA, the Property boasts an infill, freeway visible location offering unparalleled connectivity with entrances to both the I-110 and I-405 less than a mile away, and CA-91 just two miles away. This strategic location not only connects the Property to the 25+ million people in the region, but also provides efficient access to Arizona and the broader Western United States, all within a one to two-day drive.



City	State	Distance (Miles)	Time
Los Angeles	CA	16.3	20 Mins
Inland Empire	CA	61.2	1 Hr
San Diego	CA	114	1 Hr 40 Mins
Las Vegas	NV	282	4 Hrs 25 Mins
San Jose	CA	353	5 Hrs 35 Mins
Phoenix	AZ	378	5 Hrs 45 Mins
Oakland	CA	385	6 Hrs
San Francisco	CA	397	6 Hrs 15 Mins
Sacramento	CA	399	6 Hrs 15 Mins
Reno	NV	486	8 Hrs 10 Mins
Salt Lake City	UT	702	10 Hrs 30 Mins
Boise	ID	856	13 Hrs 45 Mins
Santa Fe	NM	862	12 Hrs 55 Mins
Portland	OR	977	15 Hrs 15 Mins
Denver	CO	1,028	15 Hrs 30 Mins



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MARKET OVERVIEW

LOS ANGELES INDUSTRIAL MARKET OVERVIEW

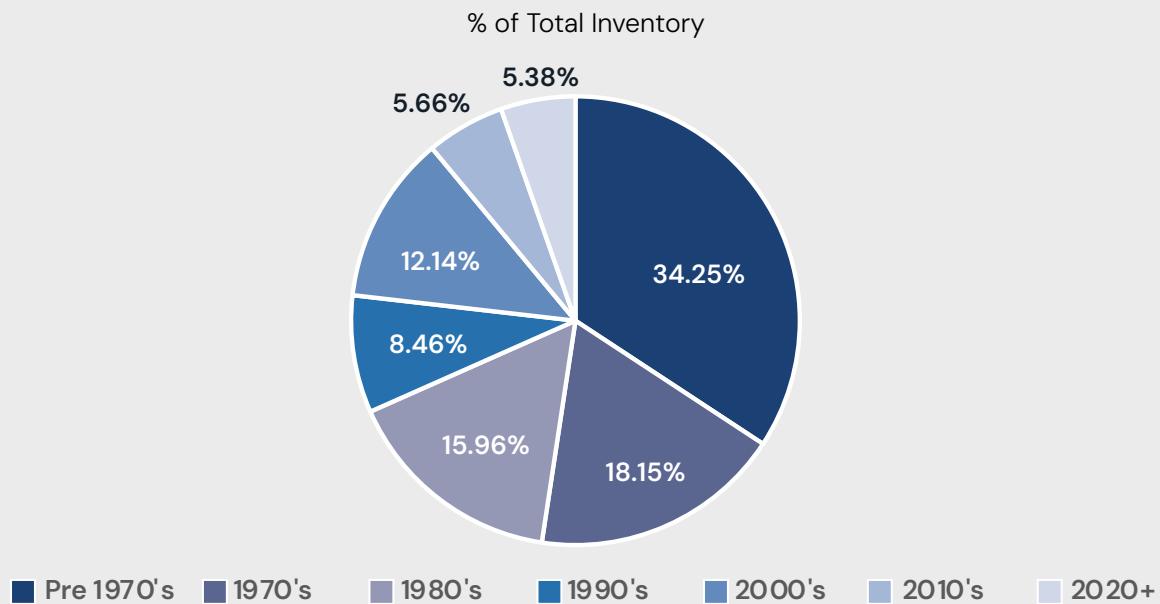
The Los Angeles industrial market remains one of the nation's best performing hubs, boasting exceptional regional connectivity, a talented workforce, and a vast consumer base. With inventory of 605.7 million s.f. of warehouse space, the market continues to attract both investors and tenants due to its strategic location near major intermodal centers such as Los Angeles International Airport and the Twin Ports of Los Angeles and Long Beach.

In Q3, total leasing volume saw robust growth, increasing 21.7% q-o-q and 25.4% y-o-y. The uptick in leasing activity took place as trade negotiations progressed in the quarter and lifted sentiment. The South Bay submarket led regional activity with 4.2 million s.f. of leases signed in the quarter, followed by Central LA at just over three million s.f. Notably, Central LA recorded its first quarter of positive net absorption since Q1 2022, while Mid-Counties achieved positive net absorption for the first time since Q3

2022, both indicating an inflection point in tenant demand patterns. The San Gabriel Valley delivered continued strong market fundamentals, posting the quarter's highest positive net absorption. The acceleration in tenant activity, particularly within Class A properties where the majority of positive absorption occurred, reflects tenant positioning for growth. This flight-to-quality trend aligns with companies prioritizing modern, efficient facilities and operational resilience in an ever-evolving supply chain landscape.

The Twin Ports of Los Angeles and Long Beach, forming the largest gateway in the United States, have continued to show strong fundamentals with import volume increasing 14% YOY for the 11th straight month, the longest stretch since 2021. Additionally, Q1 2025 totaled 5M TEUs, a 15% YoY change. This continued volume reinforces the region's pivotal role in driving consumer activity and shaping the logistics landscape nationwide.

AVERAGE AGE OF INDUSTRIAL BUILDINGS IN THE LOS ANGELES MARKET (50K+ SF)



LOS ANGELES

(SOURCE: JLL RESEARCH, Q3 2025)

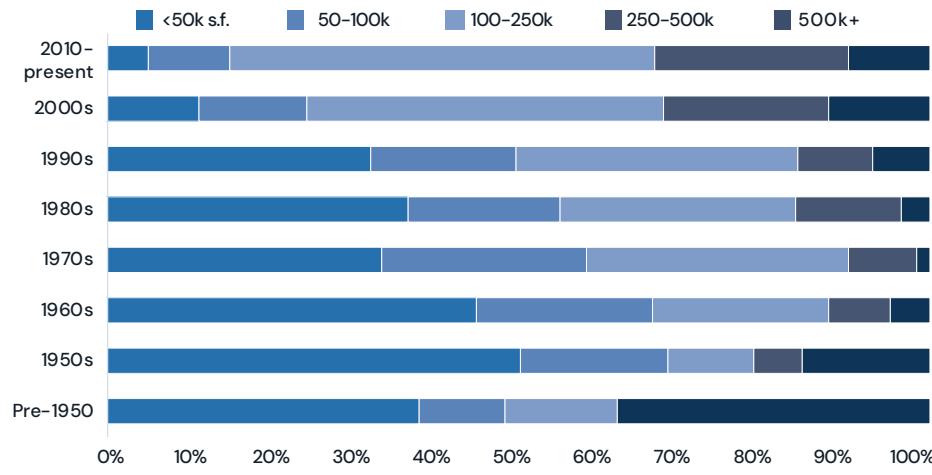


SOUTH BAY SUBMARKET OVERVIEW

Situated within the broader Los Angeles market, the South Bay submarket is known for its broad workforce specializing in aerospace, automotive, electronics, and consumer goods manufacturing. With a strategic position just minutes from the Twin Ports of Long Beach and Los Angeles, the South Bay's proximate location is nearly impossible to replicate elsewhere. In fact, July 2025 marked the busiest month on record in the 117-year history of the Port of Los Angeles, handling over 1 million TEUs, 8.5% more than last July. The submarket also offers convenient access to major airports such as Los Angeles International Airport, Burbank Airport, and Ontario International Airport.

The South Bay is the largest warehouse and distribution market in Los Angeles, with an impressive inventory of 154.9 million square feet. Its prominence is driven by strong tenant demand for proximity to the Ports and the strategic advantage of serving over 25 million people within this infill location. The South Bay commands a significant rental premium over other LA submarkets, with asking rents 8.5% above the San Fernando Valley, the second-highest submarket (as of Q3 2025). With sustained demand, limited direct competition, and robust market fundamentals, the South Bay continues to offer an attractive environment for industrial investment for both investors and tenants.

SEGMENT DEVELOPMENT BY YEAR BUILT



19701 HAMILTON AVE

SOUTH BAY SUBMARKET

(SOURCE: JLL RESEARCH, Q3 2025)

±154.9M SF
WHSE/DISTRIBUTION
INVENTORY

271,444 SF
UNDER
CONSTRUCTION

7.4%
VACANCY
RATE

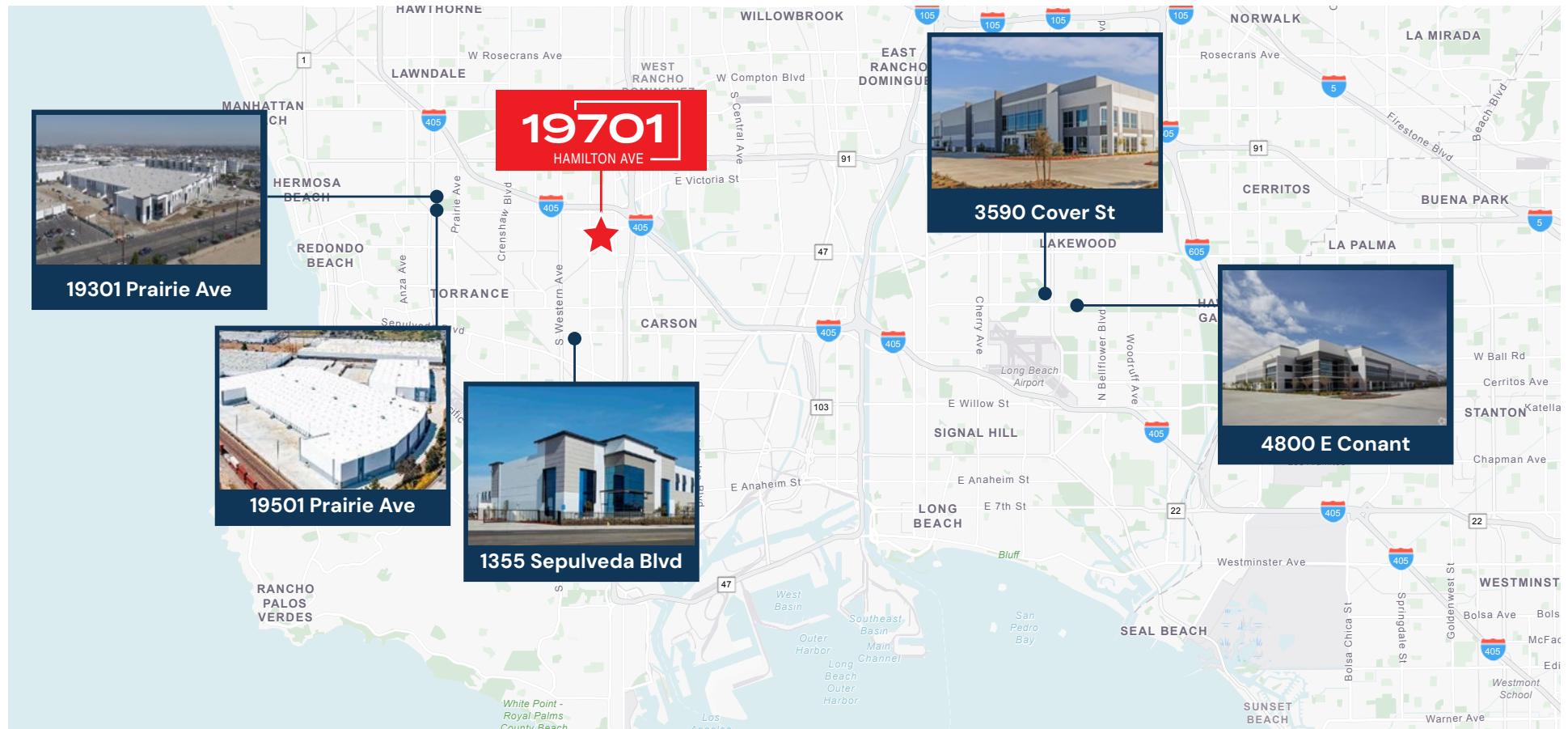
11.5%
AVAILABILITY
RATE

TOTAL SUPPLY BY YEAR BUILT



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HIGHLY COMPETITIVE LEASING MARKET



Address	Lease Size	Sign Date	Term (Mos)	Starting Rate (\$ PSF/ Mo NNN)	Est. OpEx (\$ PSF/ Mo)	Est. Gross Rate (\$ PSF/ Mo)	Annual Escalations	Free Rent (Mos)	TIs per area	Transaction Type	Tenant	Landlord	DH / GL Doors	Clear Height	Sprinkler Type	Build Date
19501 Prairie Ave, Torrance	128,000	Jan-25	66	\$2.17	\$0.45	\$2.62	4.00%	5	\$5.00	New Lease	Antares Nuclear	Oaktree Capital Management	30 / 2	36'	ESFR	2023
3590 Cover St, Long Beach	150,096	Aug-24	120	\$2.10	\$0.42	\$2.52	4.00%	0	\$0.00	New Lease	Ford	Sares-Regis Group	18 / 2	32'	ESFR	2024
19301 Prairie Ave, Torrance	108,320	Aug-24	89	\$2.05	\$0.45	\$2.50	4.00%	5	\$0.00	New Lease	SHMA	Oaktree Capital Management	17 / 1	32'	ESFR	2023
1355 Sepulveda Blvd, Torrance	174,211	Jun-24	60	\$2.35	\$0.38	\$2.73	5.00%	0	\$20.00	New Lease	K2 Space	Bridge Industrial	21 / 1	32'	ESFR	2023
4800 E Conant St, Long Beach	219,280	Mar-24	60	\$2.00	\$0.20	\$2.20	4.00%	0	\$0.00	New Lease	Simple Human	Sares-Regis Group	26 / 4	32'	ESFR	2017

SIGNIFICANT BARRIERS TO ENTRY IN LOS ANGELES DUE TO AB-98

WHAT IS AB-98

AB-98, effective January 1, 2025, imposes significant challenges for new logistics development in California. **This does not apply to existing buildings or developments which commenced local entitlement process prior to September 30, 2024.** The law introduces stringent requirements for "Logistics Use" facilities, including:

- Extensive development standards & design requirements based on size and proximity to sensitive receptors
- Stricter regulations in the Warehouse Concentration Region
- Truck routing plans
- Enhanced energy efficiency standards
- Mandatory zero-emission equipment

These regulations will increase development costs, limit developable locations, complicate and prolong the approval process. The law's provisions vary based on facility size and location, with more intense standards for larger buildings and those in the Warehouse Concentration Region. While aiming to address environmental and community concerns, AB-98 is expected to result in a continued (and in some cases permanent) reduction in construction starts for logistics projects within the market.

IMPACT OF AB-98 ON EXISTING INVENTORY

HIGHER BARRIERS TO ENTRY

The inherently challenging development climate in SoCal just got even more complex, expensive, and time-consuming. AB-98's extensive building requirements will likely detour unexperienced developers from entering the market, especially those without substantial resources or local expertise.

This situation creates a significant advantage for fully-entitled, shovel ready sites that have already gone through the permitting process and approval from local jurisdiction. As it becomes more difficult to build Class A, new construction product, these properties will benefit from increased demand and potentially higher rents due to today's challenge to build high-quality industrial space and in general, the lack thereof in the Los Angeles market. Amongst tenants, the growing trend of flight to quality further enhances the appeal and value of these newly developed, trophy properties. As for investors, risk-averse capital is likely to gravitate towards premium, future-proof assets. **The combination of limited new supply, strong tenant demand, and tenant preference for quality assets is expected to drive continued appreciation for well-positioned Class A industrial developments in the foreseeable future.**

INSTITUTIONAL & PRIVATE EQUITY OWNERS



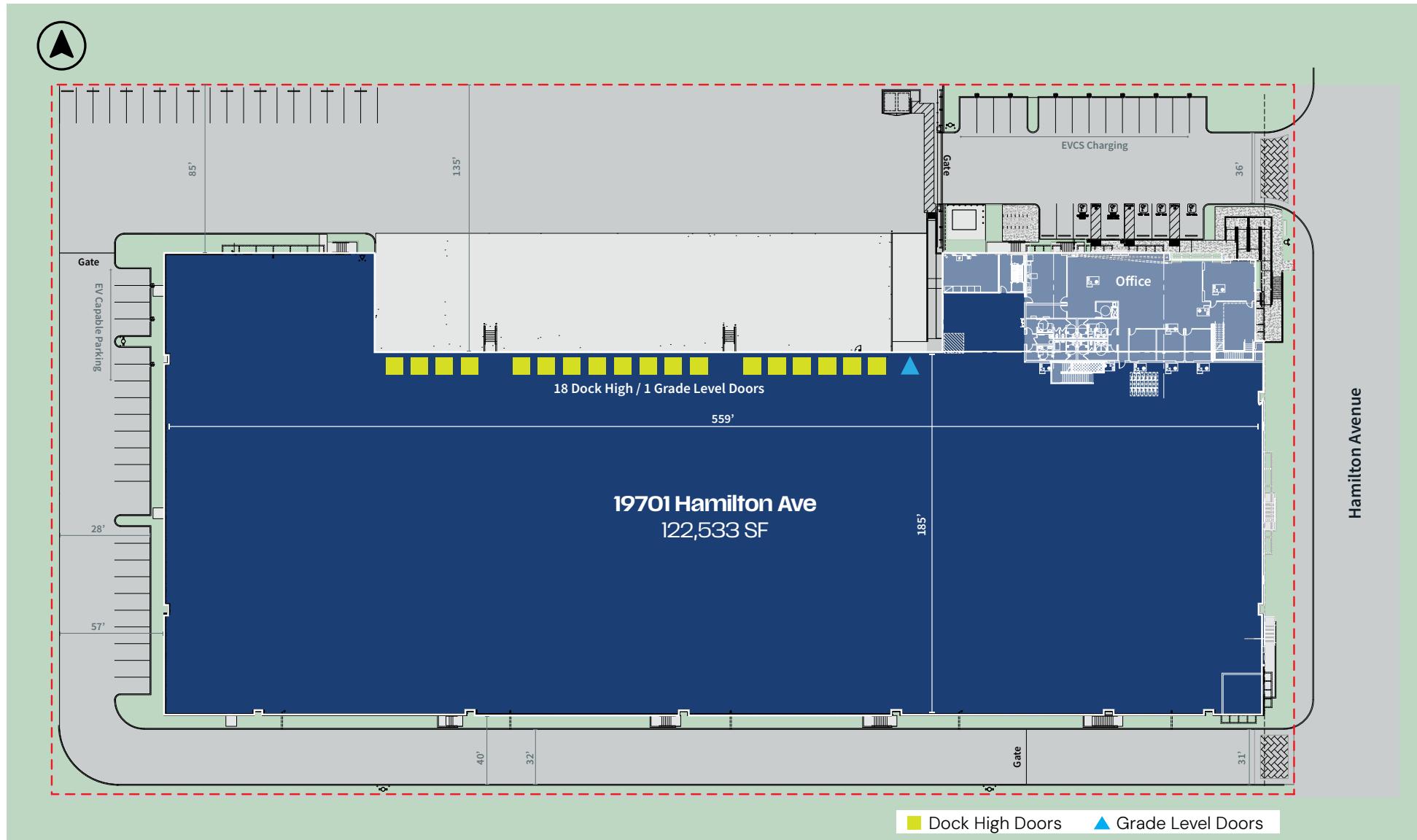
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FINANCIAL OVERVIEW

PROPOSED DEVELOPMENT UNDERWRITING

Rentable SF	Market Rent Growth	Lease Term	Downtime	Market Rent	Future Base Rent Esc.	Free Rent	Tenant Improvements	Leasing Commissions
122,533 SF	4.00%	65 Months	6 Months	\$2.00 NNN	4.00%	2 Months	\$0.50 PSF	6.50%

Please see the War Room for details on the in-place cash flow through November 2026





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REAL ESTATE CAPITAL MARKETS SOLUTIONS DELIVERED NATIONWIDE - FROM STRATEGY TO EXECUTION.



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