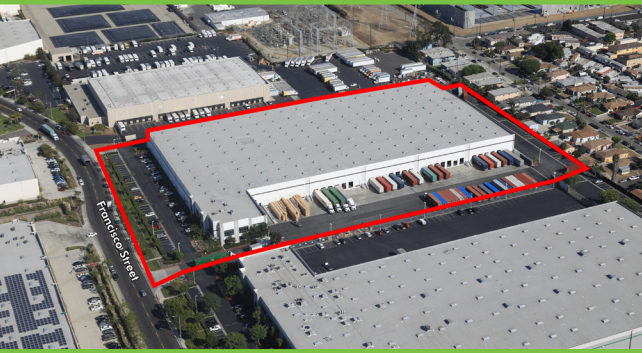


# HARBOR GATEWAY BUSINESS CENTER

1540 FRANCISCO STREET | LOS ANGELES (TORRANCE P.O.) CA 90501

±206,055



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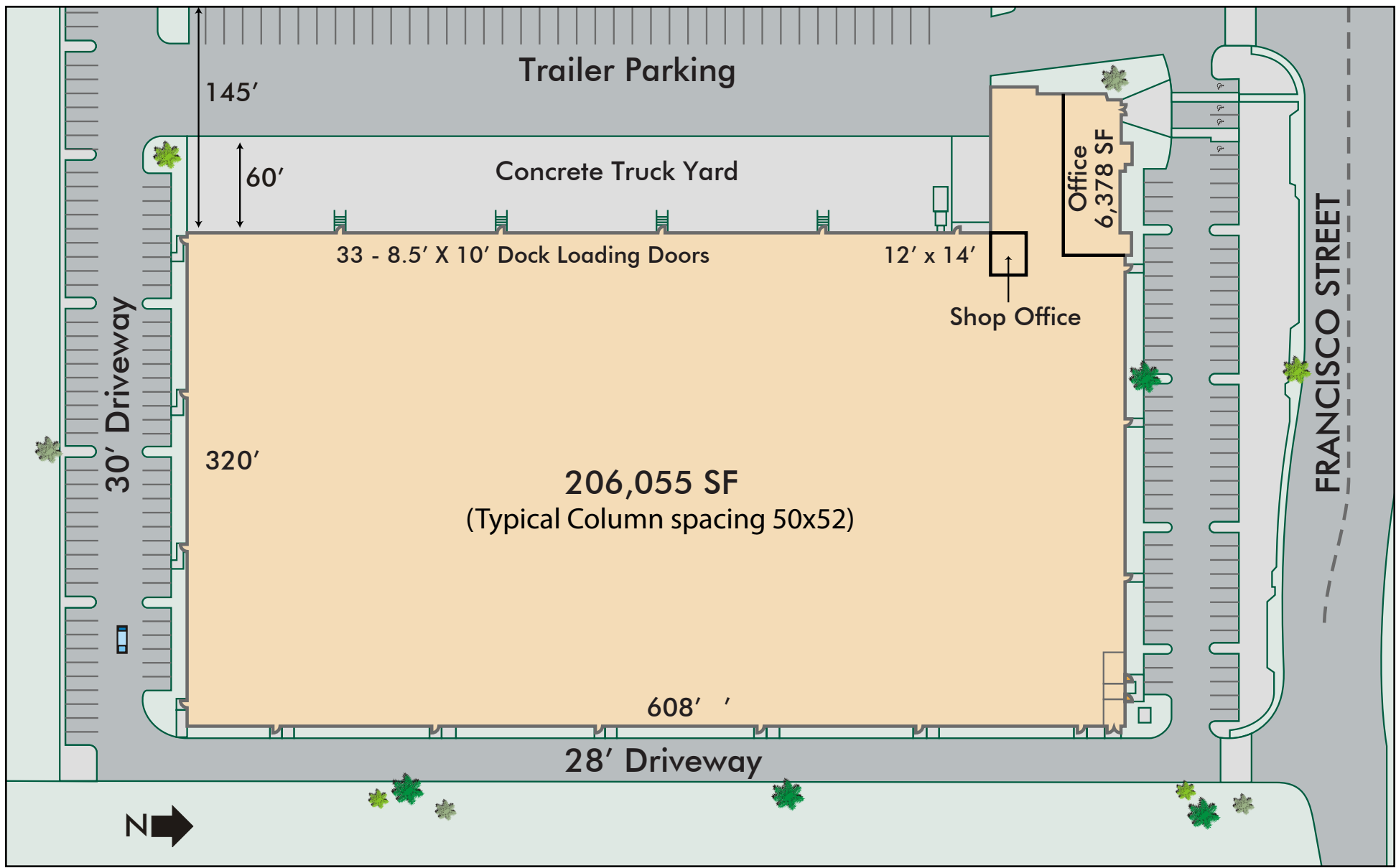
Prominently located in the highly desirable Harbor Gateway Business Center, within 1 mile from the 405 San Diego Freeway, 2.5 miles from the 110 Harbor Freeway, 3.5 miles from the SR-91 freeway and is only 10 minutes away from the I-710 and I-105 freeways. The site is also only 7 miles away from the World Ports of LA/ Long Beach and 10 miles from LAX International Airport. The property's location provides high identity building signage off Western Avenue on Francisco Street.

Located in Master Planned, 170 Acre Business Center - Harbor Gateway Business Center is the premier business center in the South Bay Industrial Area and has park guidelines for maintaining long-term value protection. 1540 Francisco Street is adjacent to numerous retail amenities including hotel and restaurant services. The project is one of the largest industrial development projects in Los Angeles with flexible M3 zoning which allows a multitude of uses including retail, industrial, R&D and office.

## Property Highlights:

- High image Harbor Gateway Business Center
- Master planned 170-acre business center
- 33 Dock high loading positions
- Huge 145' secured truck yard area
- 30' minimum clear height
- ESFR sprinkler system
- 6,378 SF of office space
- 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
- DWP Power





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