

THE LIST

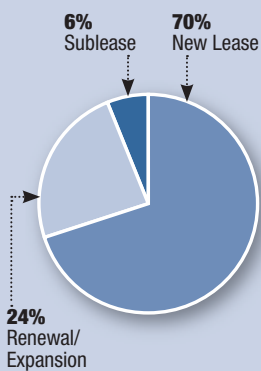
INDUSTRIAL LEASES

Signed in L.A. County in 2015; ranked by square footage

THE PACESETTER: Puma signed the largest industrial lease in the county last year for 670,292 square feet. It renewed and expanded warehouse space at 19700-19788 Van Ness Ave. in Torrance.

BREWERY: In October, Lagunitas Brewing Co. signed a 254,840-square-foot lease for a new brewing facility in Azusa. The lease for the new construction facility encompasses two of three buildings at 10th Street Center. The facilities will serve as the company's third production brewery with an initial capacity of around 420,000 barrels per year. Jones Lang LaSalle represented both sides of the deal.

Lease Type
Los Angeles County's 50 largest industrial leases, by type.



Source: Business Journal research

Rank	Tenant • name • address	Industrial Lease Square Feet	Lease Type	Tenant Representative	Landlord Representative	Building Owner
1	Puma 19700-19788 Van Ness Ave. Torrance 90501	670,292	expansion	Daum	Klabin Co.	Prologis
2	99 Cents Stores Only 5804-5880 E. Slauson Ave. Commerce 90040	622,216	renewal	Lee & Associates	Cushman & Wakefield	Lit Commerce Distribution Center
3	St. George Warehouse 13408 Orden Drive Santa Fe Springs 90670	454,800	renewal	N/A	Colliers International	Golden Springs Development
4	WestRock 2100 Yates Ave. Montebello 90640	374,370	new lease	Colliers International	Cushman & Wakefield	Prologis
5	Furniture of America 20301 E. Walnut Drive City of Industry 91789	350,000	new lease	Lee & Associates	Heger Industrial	Misco Distribution
6	Epson America Inc. 1650 Glenn Curtiss St. Carson 90746	338,274	new lease	Newmark Grubb Knight Frank	CBRE	Carson Cos.
7	Pacific Coast Feather Co. 8500 Rex Road Pico Rivera 90660	335,500	renewal	N/A	Majestic Realty	Majestic Realty
8	Cambro Manufacturing 21558 Ferrero Parkway City of Industry 91789	318,497	renewal	Newmark Grubb Knight Frank	Unire Real Estate	Prudential - Grand Avenue Venture
9	Custom Cos. 13012 Molette St. Santa Fe Springs 90670	306,286	new lease	Newmark Grubb Knight Frank	Fremont/Inco Commercial	Molette Sub
10	Quest Nutrition 381 Brea Canyon Road City of Industry 91789	298,050	new lease	N/A	Colliers International	Prologis
11	Toll Global 2000 E. Carson St. Carson 90810	293,800	new lease	Larem	Watson Land Co.	Watson Land Co.
12	O'Neill Logistics (CA) 11811 Florence Ave. Santa Fe Springs 90670	288,000	new lease	Cresa	JLL	Westcore Properties
13	Priority 1 Warehousing Inc. 16400 Knott Ave. La Mirada 90638	278,000	new lease	Colliers	Invesco	Invesco
14	JVC Kenwood USA 2201 E. Dominguez St. Long Beach 90810	272,910	renewal	Savills Studley	Prologis	KTR
15	NYX Cosmetics (L'Oreal) 588 Crenshaw Blvd. Torrance 90503	265,440	new lease	Klabin Co.	CBRE	IIT South Bay DC
16	Lagunitas Brewing Co. 1223 W. 10th St. Azusa 91702	254,840	new lease	JLL	JLL	Xebec Realty Partners
17	Sugar Foods 6100-6190 E. Slauson Ave. Commerce 90040	254,000	renewal	Cushman & Wakefield	Trammell Crow Co.	N/A
18	Gels Logistics Inc. 20275 E. Business Parkway City of Industry 91789	250,000	new lease	Lee & Associates	Majestic Realty	Majestic Realty
19	Gelson's Market 13833 Freeway Drive Santa Fe Springs 90670	248,304	new lease	Colliers International	Colliers International	Golden Springs Development
20	DHL Global Forwarding 4000 Redondo Beach Ave. Redondo Beach 90278	234,858	renewal	Klabin Co.	CBRE	Evergreen Industrial Properties
21	Noble House Home Furnishings 601 W. Carob St. Compton 90220	234,600	new lease	Voit Commercial	CBRE	Prologis
22	Forever Link International 510 Cheryl Lane/455 Brea Canyon Road Walnut 91789	230,992	renewal	N/A	CBRE	N/A
23	Harbor Green Grain LP 20100 S. Alameda St. Compton 90221	222,000	new lease	Daum	Daum	20100 Alameda Property Company II
24	Floor and Décor 901 E. 233rd St. Carson 90745	221,050	new lease	CBRE	Watson Land Co.	Watson Land Co.
25	USC/AMD 13833 Freeway Drive Santa Fe Springs 90670	214,849	new lease	Lee & Associates	Colliers Commercial	Golden Springs Development

NA - Not Available; N/A - Not Applicable
Source: Business Journal research, Jones Lang LaSalle, CoStar Group Inc. and representatives of the tenants and brokerage firms.
To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and thoroughness of the list, omissions and

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Researched by David Nusbaum

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26	AMS Fulfillment Inc. 28624 Witherspoon Parkway Valencia 91355	209,744	new lease	CBRE	CBRE	N/A
27	Giant Bicycle Inc. 15500 Phoebe Ave. La Mirada 90638	203,510	new lease	JLL	Inco Commercial Brokerage	Oltmans
28	Performance Team 1331 Torrance Blvd. Torrance 90501	203,000	new lease	CBRE	Lee & Associates	N/A
29	DHE 800 E. 230th St. Carson 90745	200,892	new lease	N/A	Watson Land Co.	Watson Land Co.
30	Xtra Express 20435-20445 E. Business Parkway City of Industry 91789	200,000	new lease	N/A	Majestic Realty	Majestic Realty
31	Core-Mark International Inc. 2311 E. 48th St. Vernon 90058	193,679	new lease	Lee & Associates	Daum	KB Westchester Building
32	Noble Home Furnishings 1714 S. Anderson Ave. Compton 90220	190,679	sublease	Voit Commercial	CBRE	Prologis
33	CABi 21750 Arnold Center Road Carson 90810	189,338	new lease	Newmark Grubb Knight Frank	Watson Land Co.	Watson Land Co.
34	Penske Logistics 9925 Miller Way South Gate 90280	184,071	new lease	Cushman & Wakefield	Voit Commercial	Brett Dedeaux
35	Logistics Insight Corp. 9400 Santa Fe Springs Road Santa Fe Springs 90670	183,399	new lease	JLL	Colliers International	SDCO SFS Logistics Center Inc
36	NRT/Sea-Logix 220 W. Manville St. Compton 90220	176,656	new lease	Lee & Associates	Newmark Grubb Knight Frank	Horizon Logistics
37	DJI Technology 23610 Banning Blvd. Carson 90745	168,398	sublease	Klabin Co.	Colliers International	BRK Brands Inc.
38	Denso 800 W. Artesia Blvd. Compton 90220	166,405	new lease	JLL	Colliers International	AMB
39	Proterra 383 Cheryl Lane City of Industry 91789	157,055	new lease	N/A	N/A	Prologis
40	Z Gallerie 4240 190th St. Torrance 90504	155,800	sublease	JLL	DTZ	Z A Torrance Associates
41	Packaging Corp. of America 9700 Frontage Road South Gate 90280	153,464	renewal	CBRE	Heger Industrial	Frontage Gate Partners
42	88 Logistics Inc. 9400 Hall Road/9401 Stewart & Gray Road Downey 90241	152,998	new lease	Lawrence Allen & Associates	Heger Industrial	Downey Industrial Center
43	Custom Goods 907 E. 236th St. Carson 90745	152,222	new lease	Direct	Watson Land Co.	Watson Land Co.
44	Virgin Galactic 4022 Conant St. Long Beach 90808	150,701	new lease	DTZ	Lee & Associates	Vogel Properties
45	Custom Foods 20644 S. Fordyce Ave. Carson 90810	150,277	new lease	CBRE	CBRE	Prologis
46	American Logistics 2910 E. Pacific Commerce Drive Rancho Dominguez 90221	150,000	new lease	CBRE	CBRE	CalPers
47	Weber Distribution 1040 East Watsoncenter Road Carson 90745	148,808	new lease	Cushman & Wakefield	Watson Land Co.	Watson Land Co.
48	Ozburn-Hessey (OHL) 2116 E. 220th St. Carson 90810	148,725	renewal	L2 Cos.	Watson Land Co.	Watson Land Co.
49	Hellmann Worldwide Logistics 19201 S. Reyes Ave. Rancho Dominguez 90221	147,950	new lease	Klabin Co.	Cushman & Wakefield	19201 Reyes
50	Triangle Group 20500 S. Alameda St. Carson 90810	147,390	renewal	Real Estate Advisory Group	Lee & Associates	Centerpoint Properties Trust

Lease Location
The 50 largest industrial leases, by city.

Carson	11
City of Industry	6
Santa Fe Springs	6
Compton	5
Torrance	4
Commerce	2
La Mirada	2
Long Beach	2
Rancho Dominguez	2
South Gate	2
Azusa	1
Downey	1
Montebello	1
Pico Rivera	1
Redondo Beach	1
Valencia	1
Vernon	1
Walnut	1

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