

ESTIMATED DELIVERY
Q4 2028



406,529 SF FOR LEASE | EXPANDABLE UP TO 435,390 SF

40' CLEAR HEIGHT | UP TO 673 PARKING STALLS | UP TO 8,000-AMP CAPACITY

9000 AIRPORT BOULEVARD

Los Angeles, CA | South Bay



FEATURES

- 18 acre site
 - 40' clear height
 - 18,546 SF two-story office
 - Up to 8,000-amp capacity, 277/480V
 - ESFR K-25 sprinklers
 - Secured, private yard
 - 7" thick, 4,000 PSI expanded joint warehouse slab
 - Hybrid Fiber Slab joint spacing, 112' x 120'
- [Learn more »](#)



■ ESG FEATURES

- LEED Gold certification in progress
- HVLS fans & air exchange system reduce effective temperature (up to 11°) & improve air quality
- 60% energy & 75% water savings from efficient building systems and landscaping
- 100% concrete site paving
- 430kW DC solar system (expandable)



9000 Airport Boulevard



INDUSTRIAL SITE PLAN

UP TO
406,529 SF
TOTAL

387,983 SF
WAREHOUSE

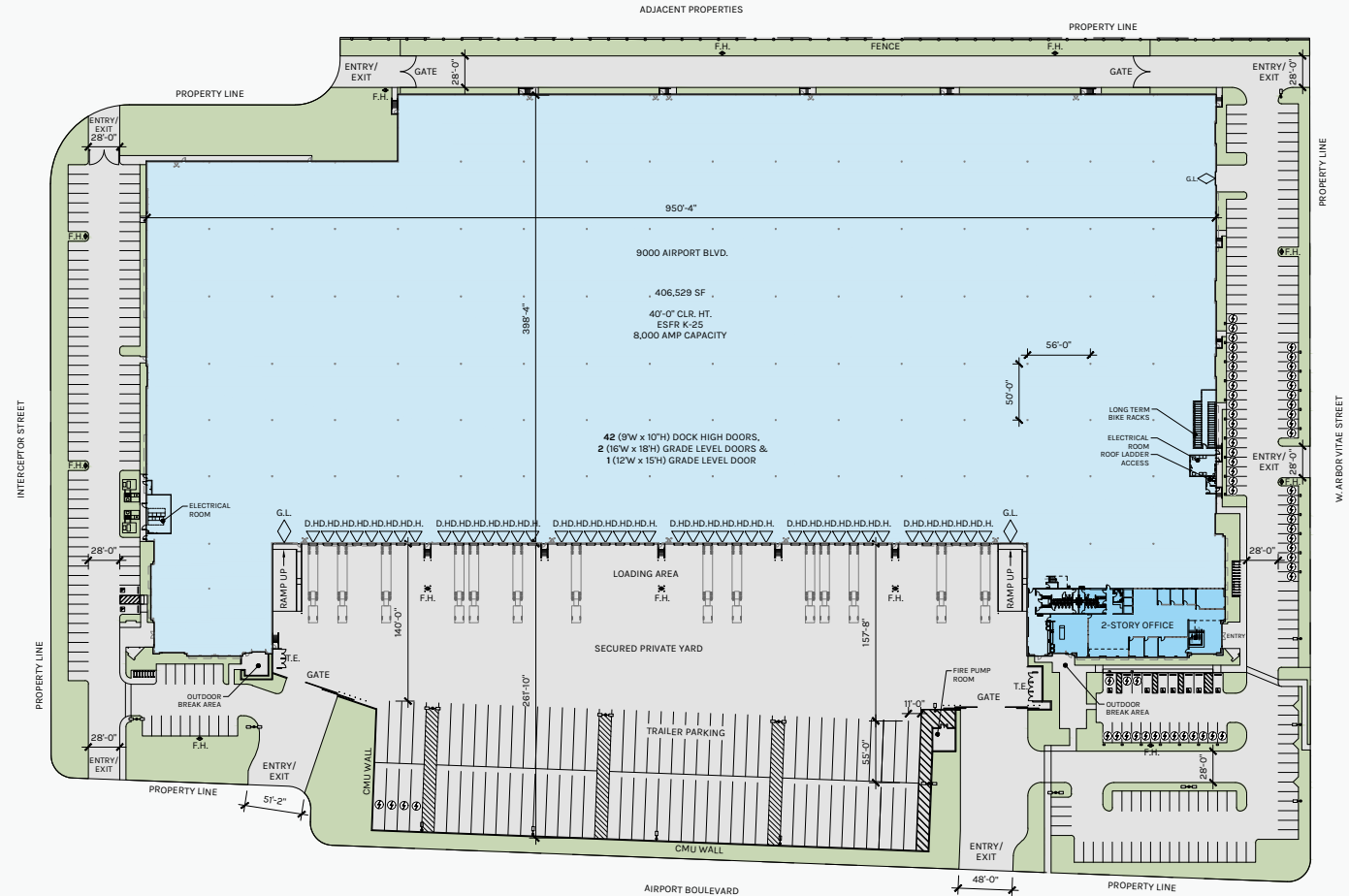
18,546 SF
OFFICE

42 DH, 3 GL
LOADING

270
AUTO STALLS

82
TRAILER STALLS

40'
CLEAR HEIGHT



The development project is currently under construction. The illustrated office plan is subject to plan revisions and City approval. Developed improvements may differ from this concept plan and prospective tenants are advised to confirm relevant details before entering into a lease agreement.

9000 Airport Boulevard



MANUFACTURING SITE PLAN

UP TO
435,390 SF
TOTAL

355,390 SF
WAREHOUSE

UP TO
80K SF*
OFFICE

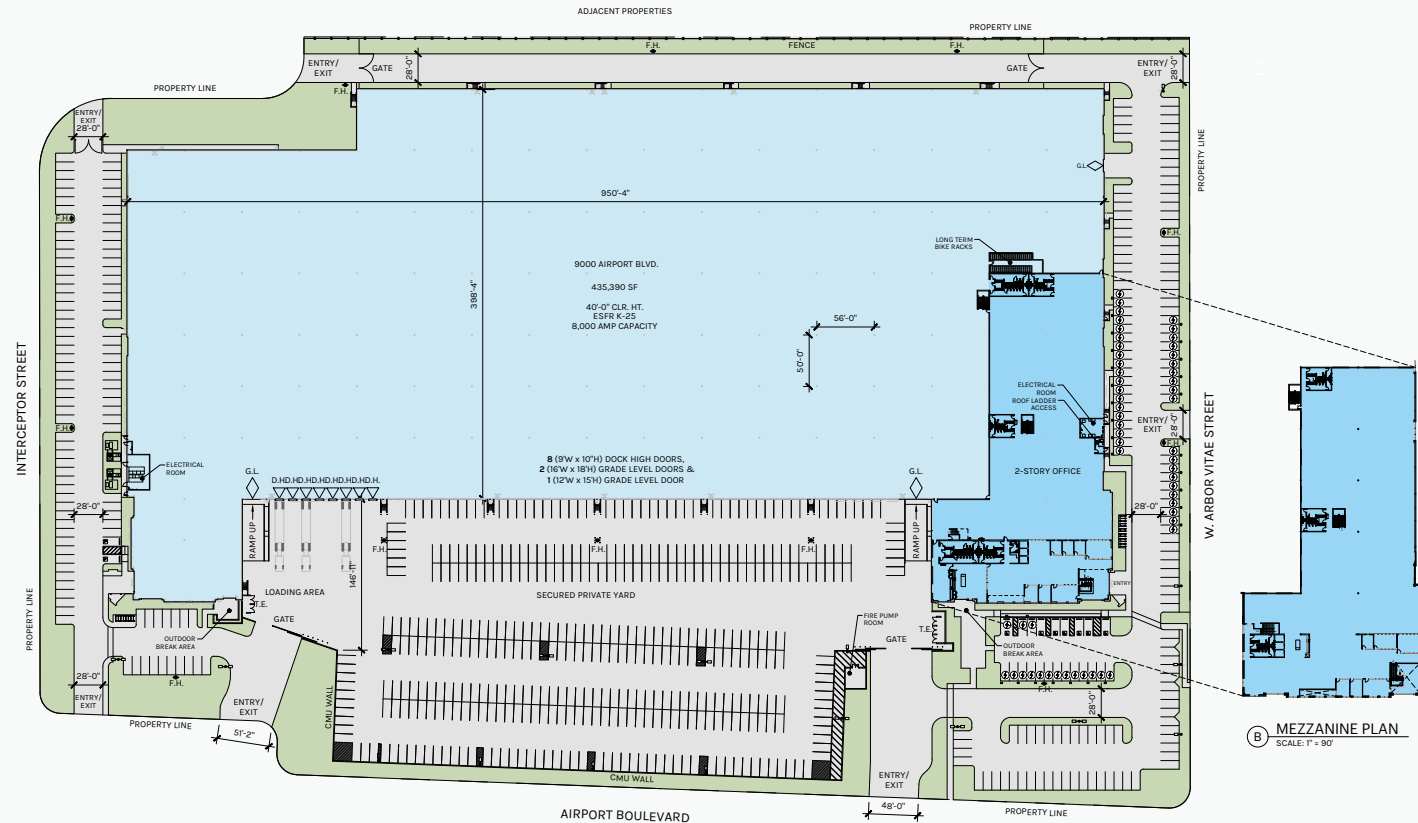
40K SF
MEZZANINE

8 DH*, 3 GL
LOADING

673
AUTO STALLS

40'
CLEAR HEIGHT

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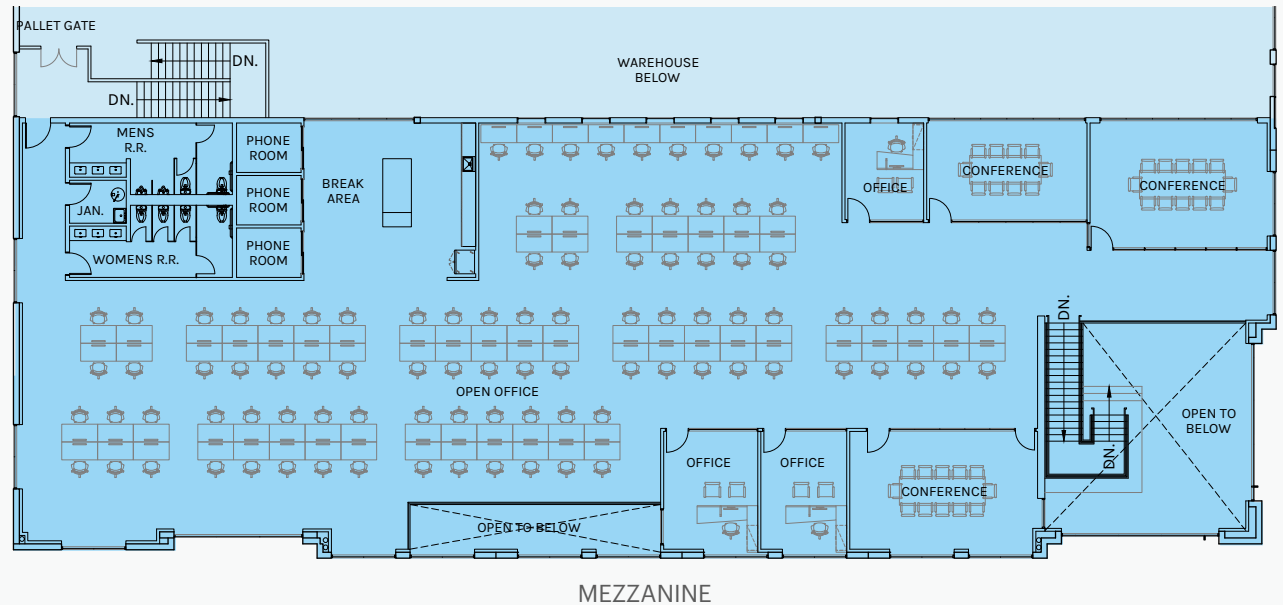
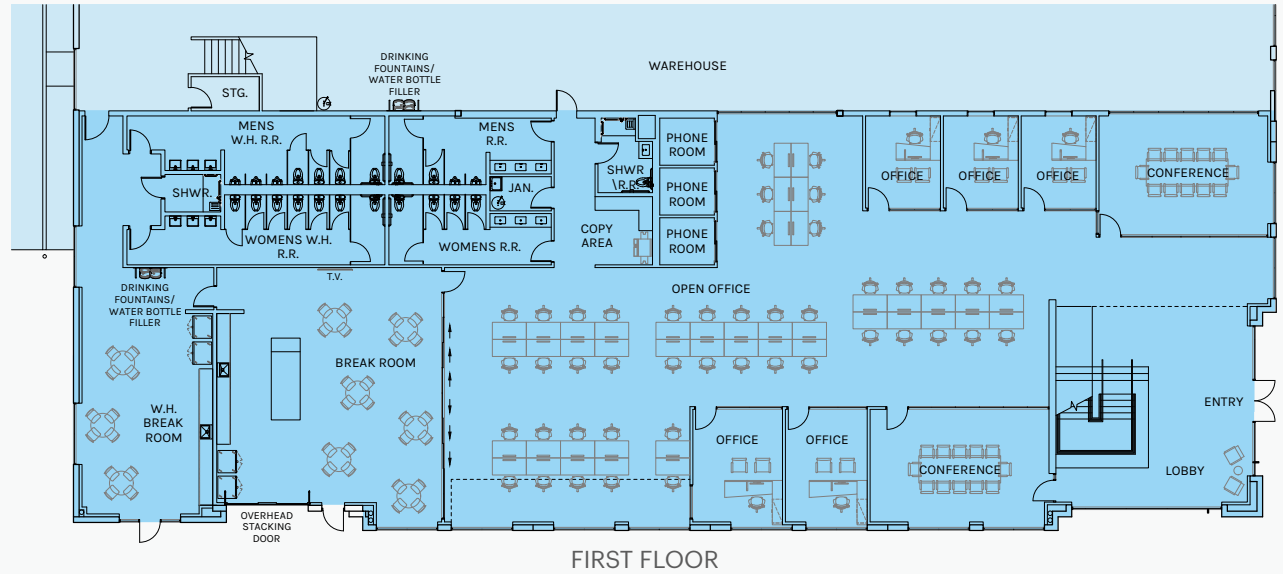
9000 Airport Boulevard



OFFICE FLOOR PLAN

8,710 SF
FIRST FLOOR

9,836 SF
MEZZANINE



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9000 Airport Boulevard

Similar project shown. Final finishes may differ.





Santa Monica

Culver City

Montebello

Marina Del Rey



9000 Airport Blvd.

Inglewood

Manhattan Beach

Manhattan Beach

Gardena

Com

Redondo Beach

Torrance

Ports of L.A. & L.B.

Long Beach

Rancho Palos Verdes

Terminal Island

LOCATION

0.2 Miles
LAX

1.3 Miles
I-405 Freeway

7.4 Miles
Manhattan Beach

8.1 Miles
Redondo Beach

11 Miles
Santa Monica

24 Miles
Ports of L.A. & L.B.





**Rexford
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