

INDUSTRIAL/COMMERCIAL GROUND LEASE OPPORTUNITY

Contact: Sheila Gonzales (310) 732-3506

Release Date: January 25, 2002

A long-term ground lease opportunity for warehousing is being offered by the Port of Los Angeles.



425 S. Palos Verdes Street

San Pedro, CA 90731

Tel: 310/732-3508

After 5:00 p.m.:

310/732-3500

The 13-acre South Central Los Angeles property (Thomas Guide 674-G3, 41st Street and Alameda Street) is located in a State Enterprise Zone and a Federal Empowerment Zone thereby providing various economic incentives through tax regulation relief and other related benefits. All utilities are available and the terrain is level. The site has convenient access to the Golden State (5), Harbor (110), Long Beach (710), Hollywood (101), Pomona (60) and Santa Monica (10) Freeways. It is minutes from the Los Angeles downtown district, fashion and industrial districts. It is also adjacent to the Alameda Corridor, slated to open Spring 2002, and the MTA Blue line running from downtown Los Angeles to Long Beach.

Persons interested in obtaining additional information may contact the Port of Los Angeles Property Management Division at (310) 732-3860.