

ESTIMATED DELIVERY
Q3 2027



195,446 SF FOR LEASE | EXPANDABLE UP TO 235,223 SF

36' CLEAR HEIGHT | UP TO 10,000 AMPS | UP TO 321 AUTO PARKING STALLS

950 WEST 190TH STREET

Torrance PO, CA | South Bay



FEATURES

- 9.17 acre site
- 36' clear height
- ESFR K-25 sprinklers
- Up to 10,000 amps, 277/480v
- Private, secured perimeter
- 7" thick, 4,000 PSI expanded joint warehouse slab
- Pedestrian-friendly with walkable access to prime amenities



■ ESG FEATURES

- LEED Gold
- 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
- 213kW DC solar system



950 West 190th Street



MANUFACTURING SITE PLAN

UP TO
235,223 SF
TOTAL

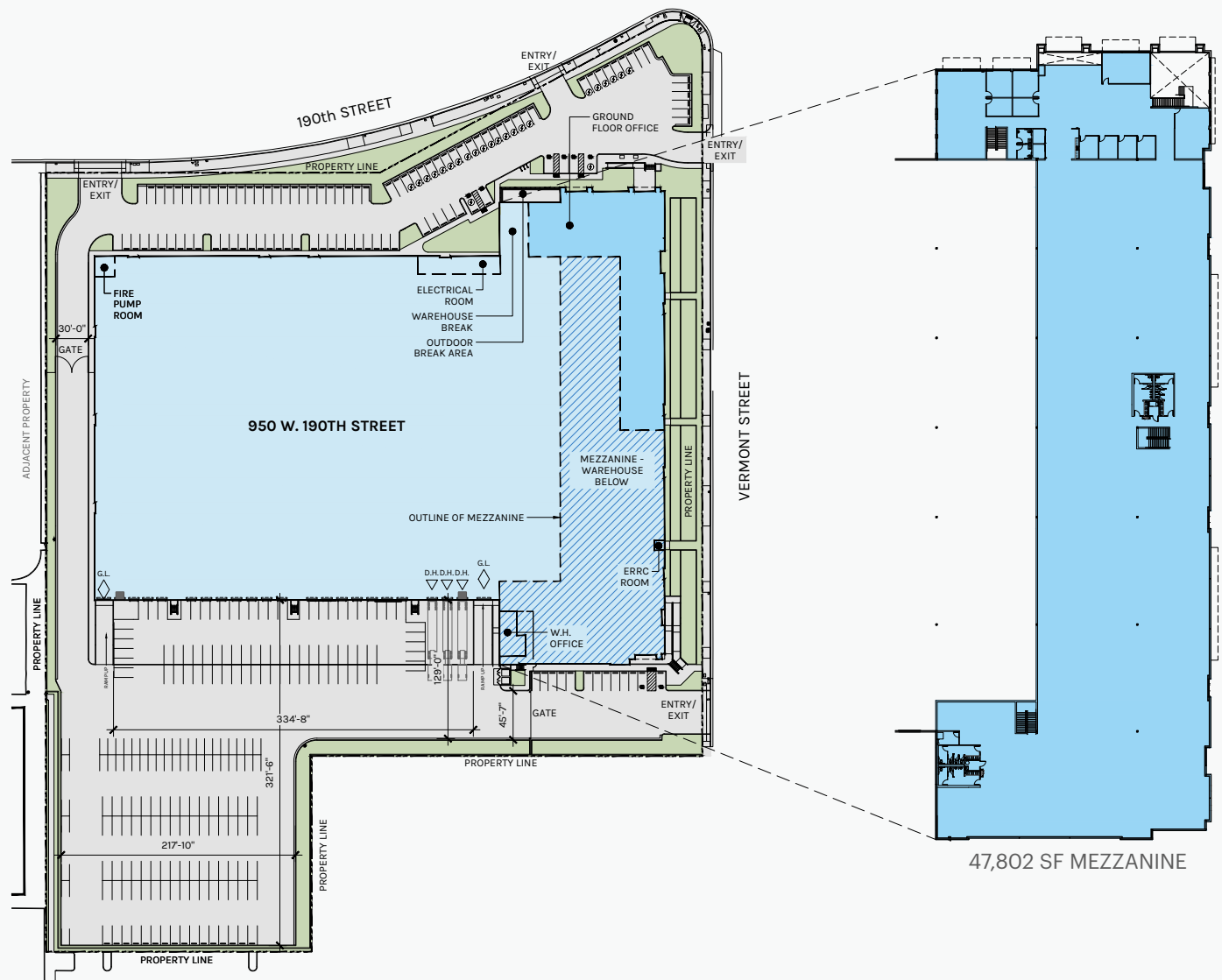
174,068 SF
WAREHOUSE

UP TO
61,155 SF*
OFFICE

3 DH*, 2 GL
LOADING

321
AUTO STALLS

*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. Total office square footage and loading door quantity to be determined between Rexford Industrial and future occupant.



950 West 190th Street



INDUSTRIAL SITE PLAN

195,446 SF
TOTAL

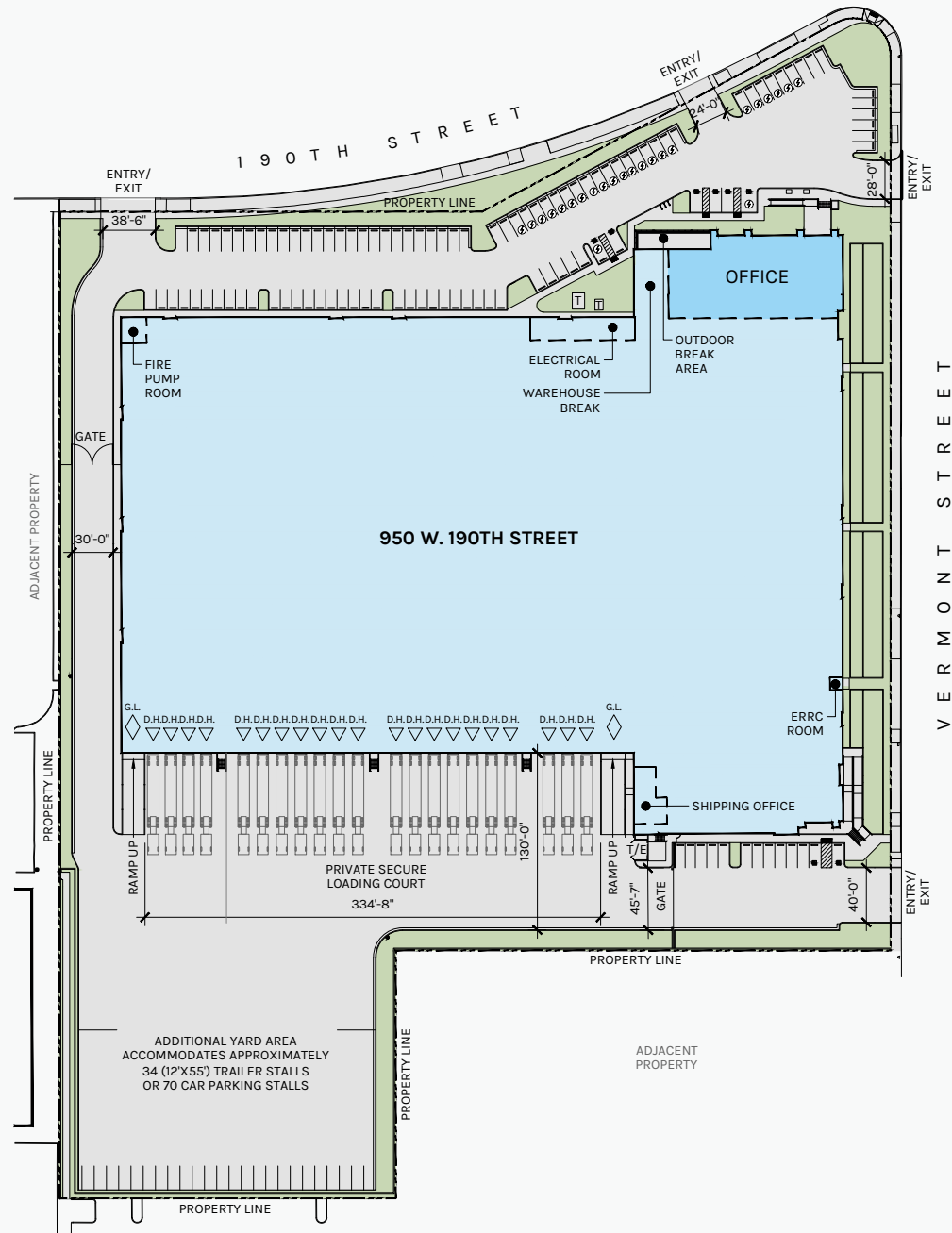
14,708 SF
OFFICE

21 DH, 2 GL
LOADING

133
AUTO STALLS

34
TRAILER STALLS

*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.



950 West 190th Street





950 West 190th Street

Similar project shown. Final finishes may differ.





950 West 190th Street

Rendering shown. Final project may vary.





- Walkable Dining Options:**
- 123 Pho House
 - Berry Brand Torrance
 - Boba Break Tea House
 - HinoNori Craft Ramen
 - Jersey Mike's Subs
 - Limone Mediterranean
 - Long Beach Fish Grill
 - Nook Coffee Bar
 - Trademark Brewing

Prominent 405
Visibility



190TH St.



950 190TH St.

Normandie Ave.

Vermont Ave.

950 West 190th Street





**Rexford
Industrial**

Leasing Contacts

JAMES HOOKS

Executive Vice President

310.897.1789

james.hooks@colliers.com

CA License #01813302

BRET QUINLAN

Vice Chair

310.408.8696

bret.quinlan@colliers.com

CA License #01144338

JENNY EDWARDS

Vice President

310.745.7506

jenny.edwards@colliers.com

CA License #02217120



Disclaimer @2026 Rexford Industrial. All rights reserved. Rexford Industrial provides information in this communication on an 'as is' basis and makes no warranties, expressed or implied, and hereby disclaims and negates all other warranties. Rexford Industrial does not warrant or make any representations concerning the accuracy, completeness or reliability of the information in this communication, which could include technical, typographical or photographic errors. The property information referenced in this communication may or may not be changed or updated at any time, including, but not limited to, change of price, rental or other conditions, withdrawal without notice and to any listing conditions imposed by Rexford Industrial.