



±180,705 SF Available  
Q2 2027 Delivery

# LogistiCenter® at 110

18455 S Figueroa St, Gardena, CA 90248

Colliers

NEWMARK

**D** | **DERMODY**

[Dermody.com](https://dermody.com)

# Site Plan | Advanced Manufacturing

LogistiCenter® at 110 | Gardena, CA 90248 | Up to 331 Parking Stalls on Site



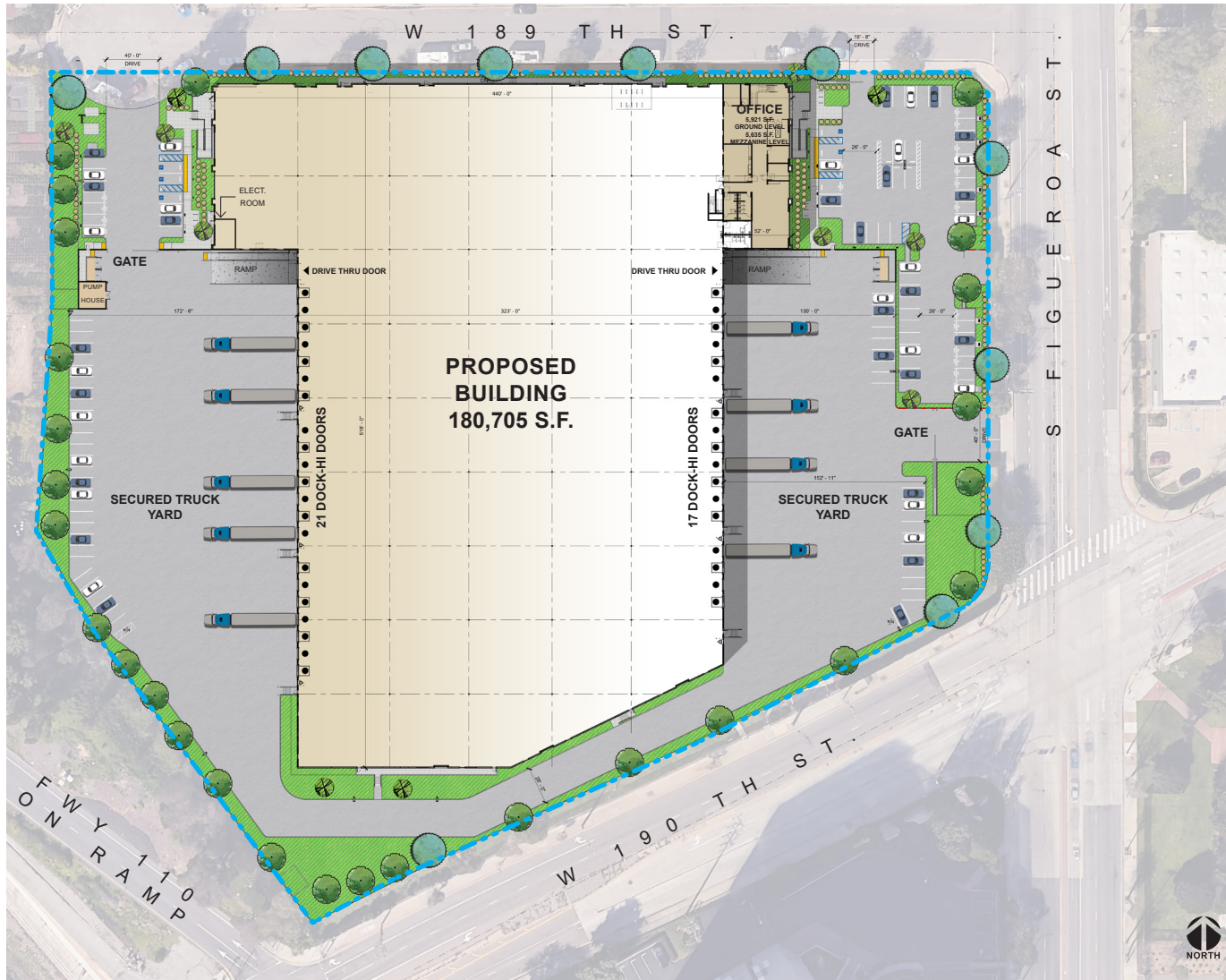
A flexible, self-contained manufacturing campus with abundant parking, tailored dock configuration, heavy power, and LEED certification.

## Advanced Manufacturing

|                    |                                                                                 |
|--------------------|---------------------------------------------------------------------------------|
| Building SF        | 180,705 SF                                                                      |
| Office SF          | Total: 11,556 SF<br>First Floor: 5,921 SF<br>Second Floor: 5,635 SF             |
| Clear Height       | 36'                                                                             |
| Dock-High Doors    | Open to tenants needs                                                           |
| Grade-Level Doors  | 2 GL                                                                            |
| Power              | 4,000 amp switchgear<br>(277/480 volt, 3-phase)<br>expandable to 8,000<br>amps. |
| Slab Thickness     | 8" thick concrete slab @<br>4,000 psi (reinforced)                              |
| Skylights          | 2.50%                                                                           |
| Paving             | 100% concrete paving                                                            |
| Parking Stalls     | 331                                                                             |
| EV Charging        | EV chargers provided at<br>TBD auto parking stalls                              |
| LEED Certification | LEED certified                                                                  |

# Site Plan | Cross-Dock

LogistiCenter® at 110 | Gardena, CA 90248 | 38 Dock High Positions



A high-throughput cross-dock layout with dual secured truck yards, drive-thru capability, and direct freeway on-ramp adjacency.

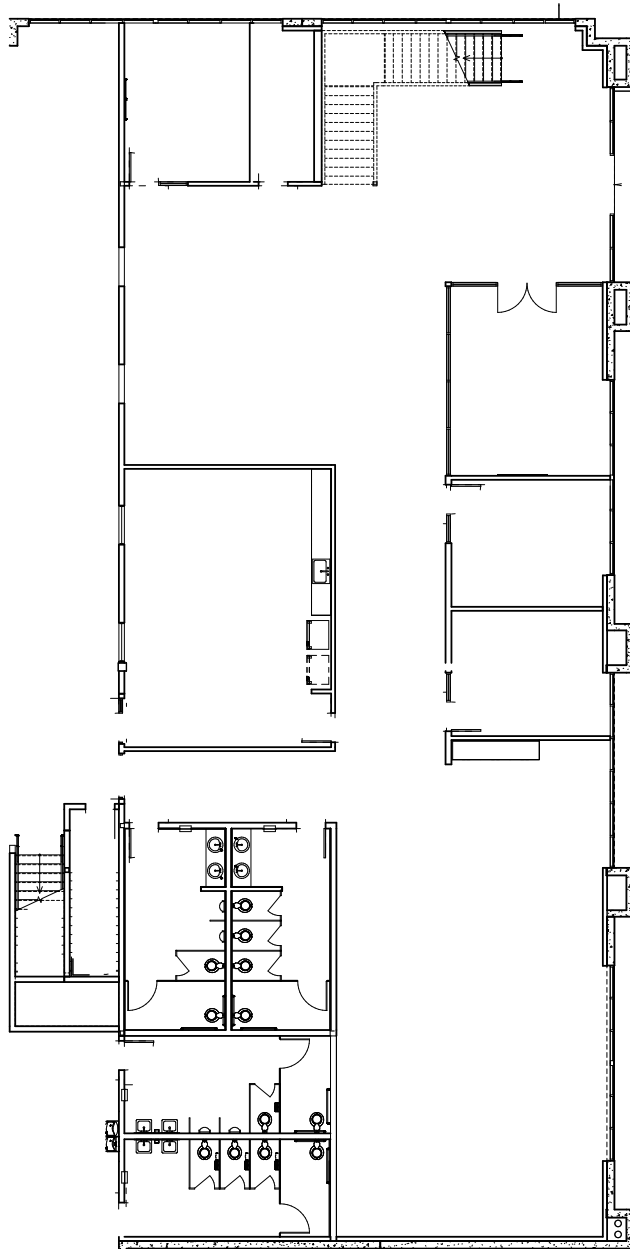
## Cross-Dock

|                    |                                                                                 |
|--------------------|---------------------------------------------------------------------------------|
| Building SF        | 180,705 SF                                                                      |
| Office SF          | Total: 11,556 SF<br>First Floor: 5,921 SF<br>Second Floor: 5,635 SF             |
| Clear Height       | 36'                                                                             |
| Dock-High Doors    | 38                                                                              |
| Grade-Level Doors  | 2 GL                                                                            |
| Power              | 4,000 amp switchgear<br>(277/480 volt, 3-phase)<br>expandable to 8,000<br>amps. |
| Slab Thickness     | 8" thick concrete slab @<br>4,000 psi (reinforced)                              |
| Skylights          | 2.50%                                                                           |
| Paving             | 100% concrete paving                                                            |
| Parking Stalls     | 104                                                                             |
| EV Charging        | EV chargers provided at<br>TBD auto parking stalls                              |
| LEED Certification | LEED certified                                                                  |

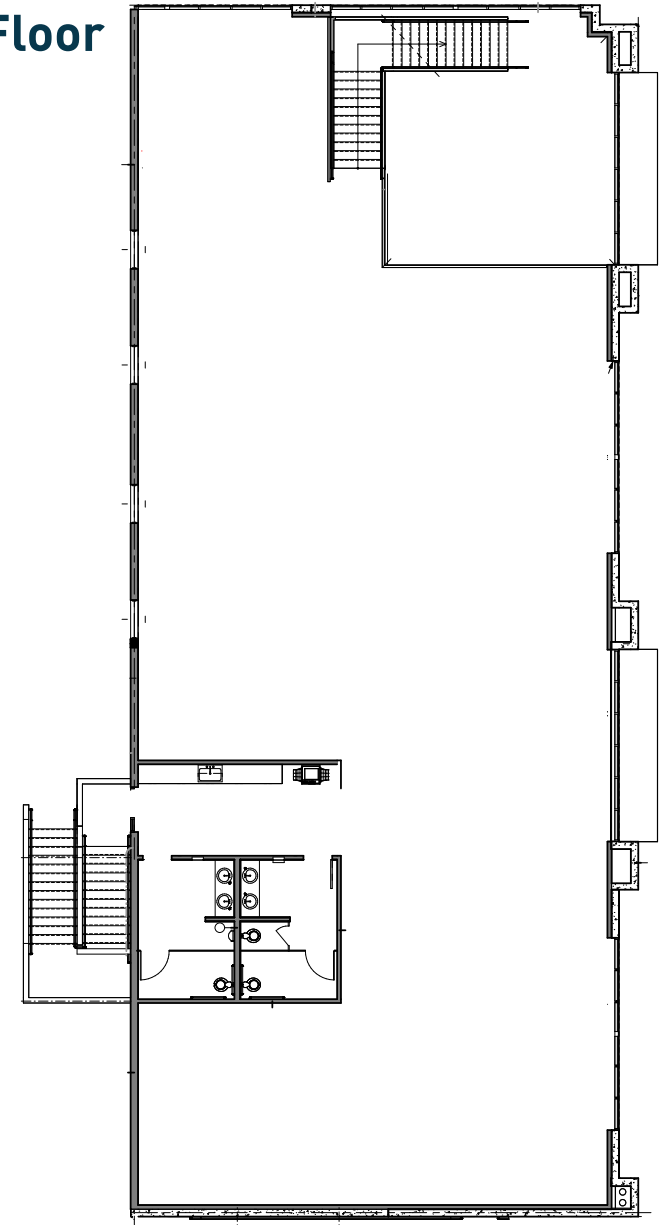
# Office Plans | 11,556 Total SF

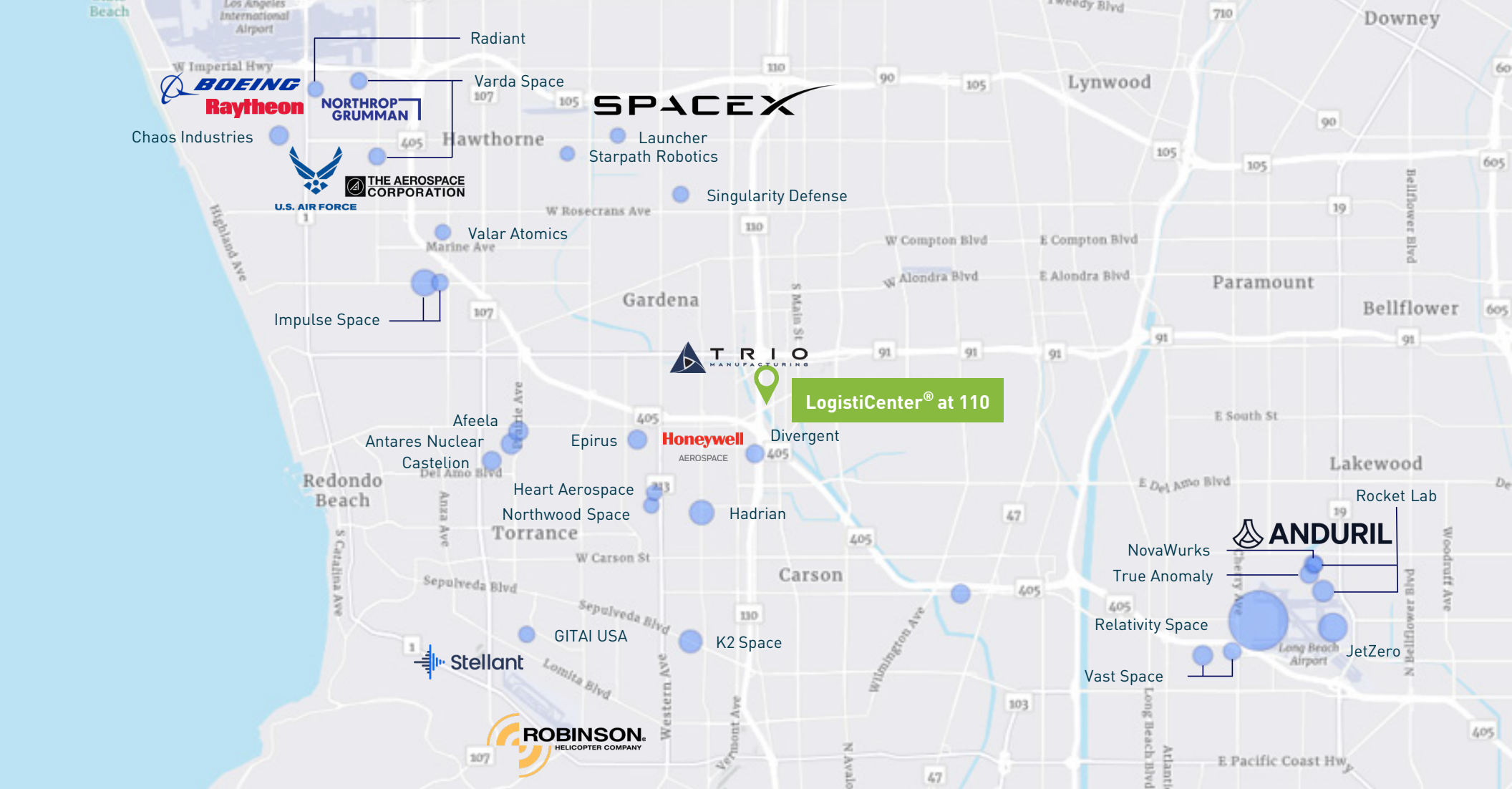
LogistiCenter® at 110 | Gardena, CA 90248

## First Floor 5,921 SF



## Second Floor 5,635 SF





# Map - Advanced Manufacturing Tenants

## South Bay Sub-Market | Los Angeles, CA

Strategically positioned in the South Bay aerospace corridor home to SpaceX, Boeing, Northrop Grumman, Anduril, and dozens of next-generation space and defense manufacturers with direct access to the 405, 110, and 91 freeways, LAX, and the Ports of LA and Long Beach.

### MAP KEY

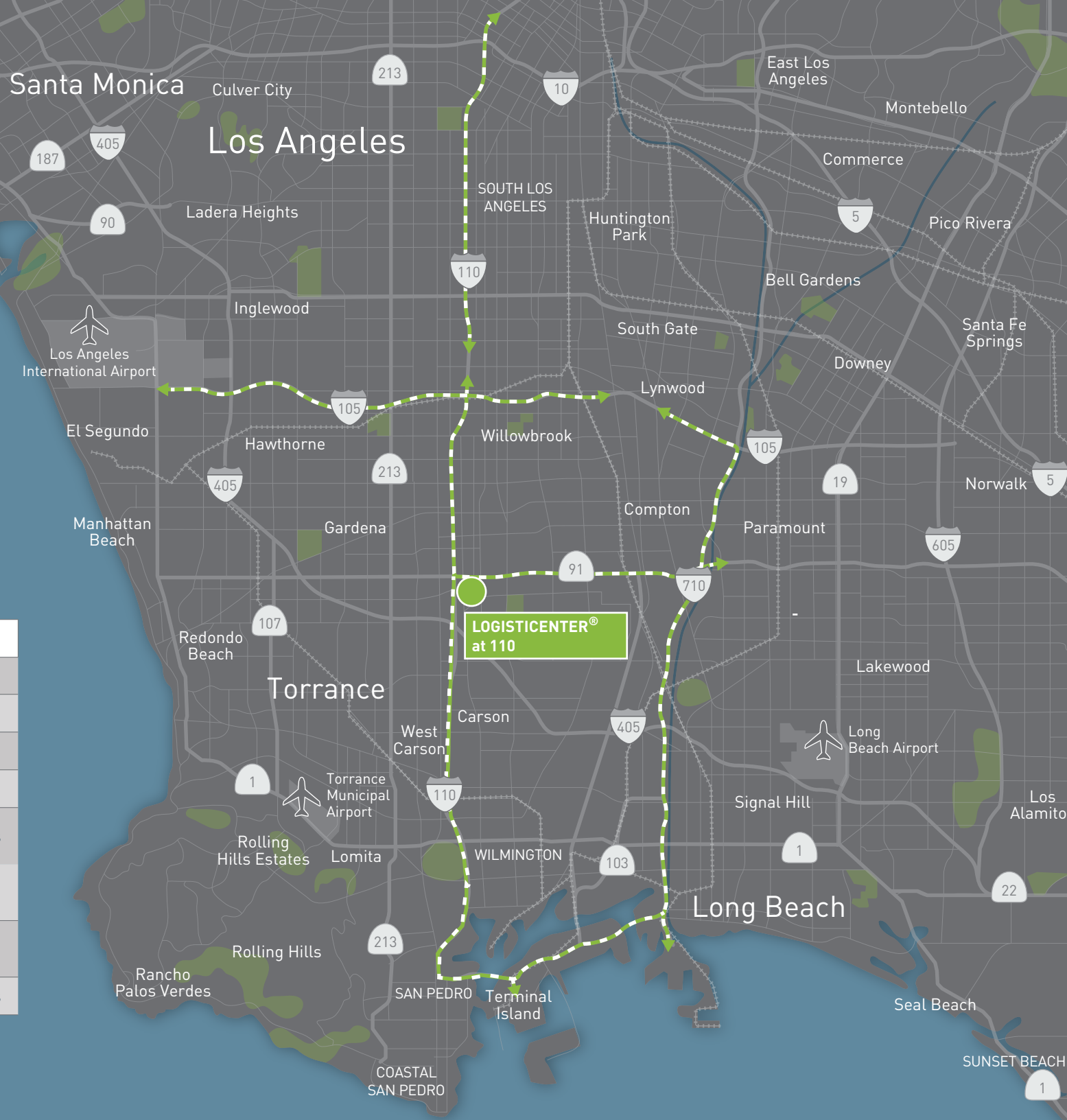
- LogistiCenter® at 110
- Total area coverage for tenant marked

# Proximity

At the center of Southern California's aerospace and advanced manufacturing corridor where customers, suppliers, and talent converge.

Positioned minutes from the 91, 710, and 605 freeways and 13 miles from Long Beach Airport's growing space and defense cluster, LogistiCenter® at the 110 connects advanced manufacturers to customers, suppliers, skilled labor, and the Los Angeles and Long Beach ports all within a 10.5 mile radius.

| Ports & Transportation              | Miles      |
|-------------------------------------|------------|
| 110 Freeway                         | 0.5 miles  |
| 91 Freeway                          | 2.5 miles  |
| 405 Freeway                         | 3 miles    |
| 105 Freeway                         | 7 miles    |
| Ports of Los Angeles and Long Beach | 10.5 miles |
| Los Angeles International Airport   | 11 miles   |
| Long Beach International Airport    | 13 miles   |
| Downtown Los Angeles                | 15.5 miles |





# Map - Location

## Direct Access to LAX and Los Angeles/Long Beach Ports

Strategically located at the 110 Freeway and 190th Street in the South Bay industrial corridor, 18455 S Figueroa Street provides three-freeway access (110, 91, 405) and is centrally positioned between the San Pedro Bay ports, LAX, and Downtown Los Angeles.



# LogistiCenter® at 110

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Gardena, CA 90248

## About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has developed more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit [www.Dermody.com](http://www.Dermody.com).

## About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

## About Broker

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