



WESTCORE

Power & Logistics Hub

**Setting the Standard for
South Bay Distribution**

Undergoing Complete Refurbishment

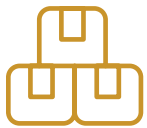
126 E. ORIS STREET · COMPTON, CALIFORNIA
±94,875 SF Available for lease



An Era of Distribution Mastery

Westcore Power & Logistics Hub represents the evolution of modern logistics infrastructure, strategically positioned at the epicenter of Southern California's distribution activity. This ±94,875 SF Class A facility delivers the sophisticated infrastructure and strategic market access that today's logistics leaders demand.

Outfitted with scalable power infrastructure and optimal freeway connectivity — unleash your operational potential with expandable electrical capacity, functional clear heights, and seamless access to the region's largest consumer markets.



Built for Performance

Modern Class A design with 5MW of primary power service for specialized operations

Possibly Expandable



Unrivaled South Bay Position

Compton location provides direct access to ports, rail networks, and major population centers in Los Angeles



Designed for Last-Mile Leaders

Strategic positioning at the center of Southern California's working population optimizes delivery efficiency

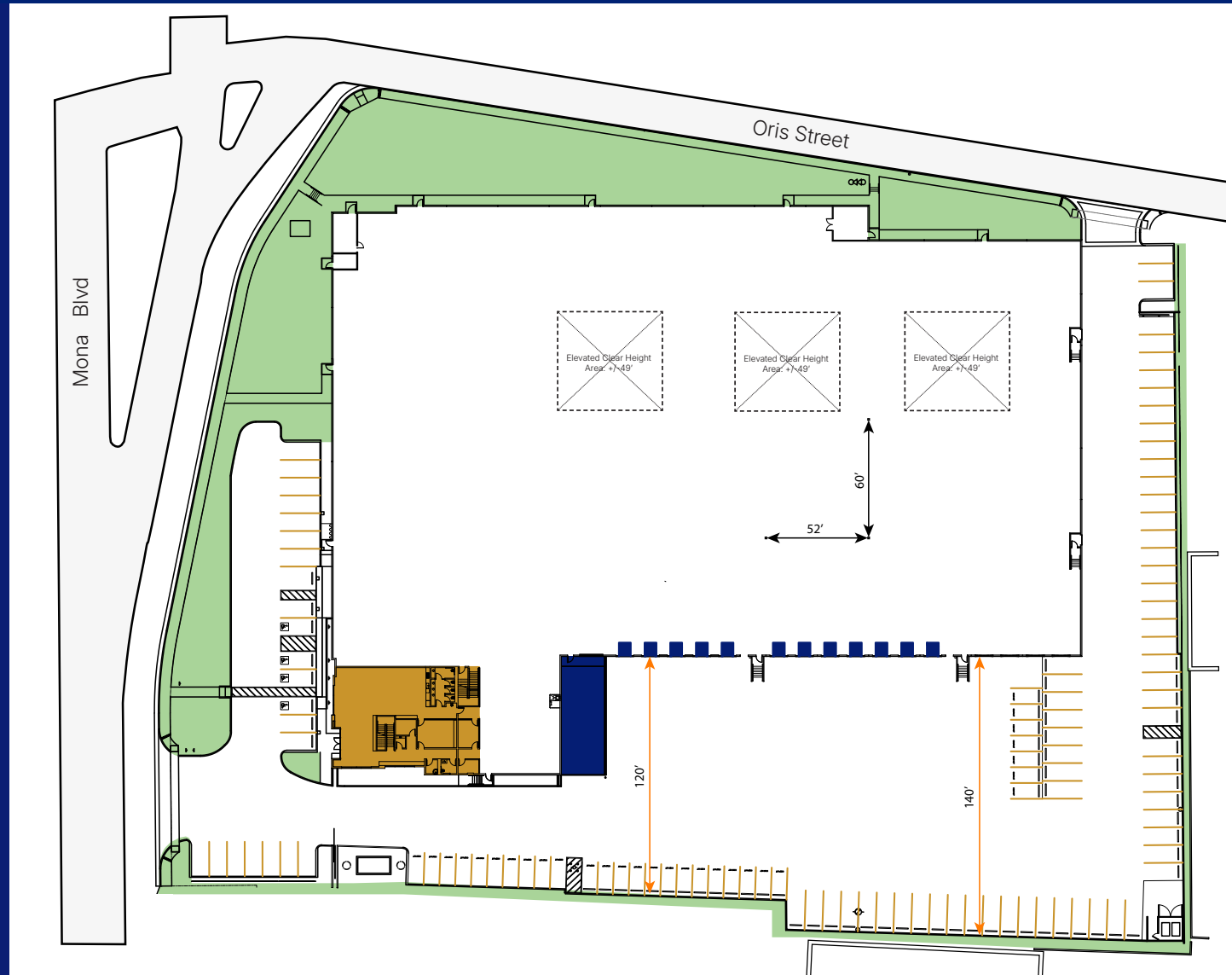
Power-Ready Facility



BUILDING FEATURES

SITE SPECIFICATION

Clear Height	32' with elevated roof sections at ±49' clear height
Building Size	±94,875 SF
Office Space	±6,825 SF
Warehouse	±91,667 SF
Column Spacing	52' x 60'
Auto Parking	114 Spaces
Power Infrastructure	5 Mega Watts of primary power service
Sprinkler System	ESFR K17
Loading	12 Dock High Positions + 1 Grade Level via Concrete Ramp
Truck Court	120'-140' Deep



- 114 Parking Spaces
- 12 Dock High Positions + 1 Grade Level via Concrete Ramp (edge of plate dock & load levelers on every other position)
- Truck Court: 120'-140' Deep

Where Speed Meets Strategy

FREEWAYS

Interstate 105	2.1 mi.
Interstate 110	3.4 mi.
Interstate 405	4.8 mi.
Interstate 5	6.2 mi.

AIRPORTS

Long Beach Airport	8 mi.
LA International Airport (LAX)	15 mi.

INTERMODAL/PORTS

BNSF Intermodal (Commerce)	12 mi.
Union Pacific Hub (Commerce)	12 mi.
Ports of LA & LB	16 mi.



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