

9020 Aviation Blvd
Inglewood, CA 90301

For Lease

LEASED BY:

Colliers



Kurv LAX I Los Angeles



Q1 2028

Completion Date

215,445 SF

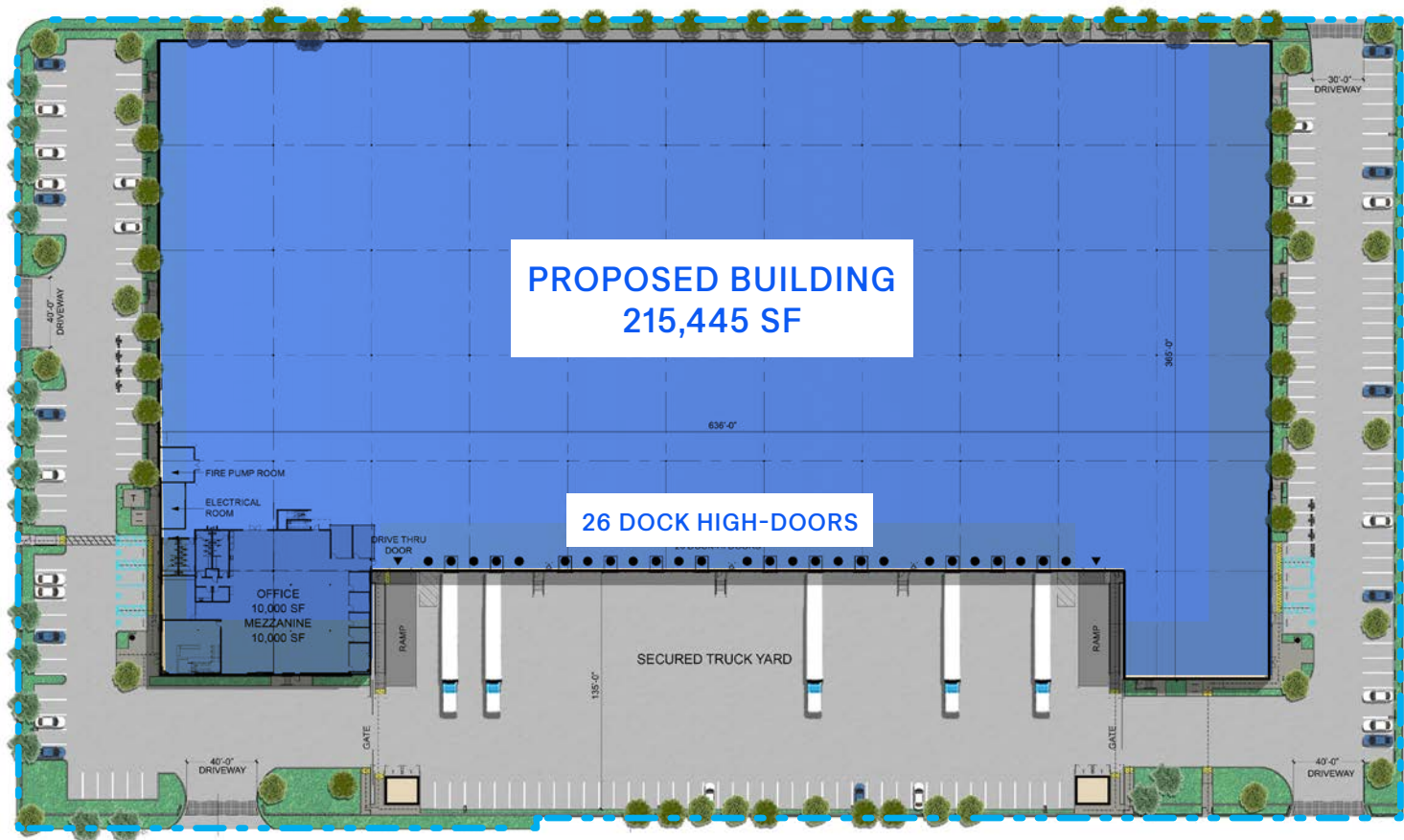
Available Space

8.2 Acres

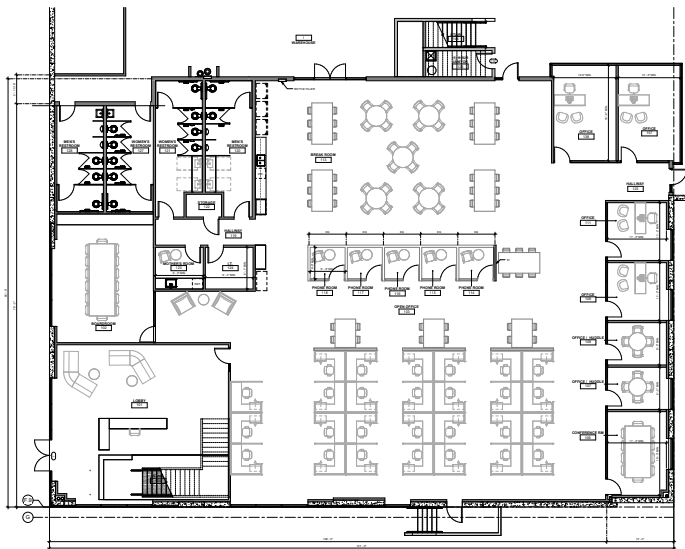
Land Size

KURVINDUSTRIAL.COM

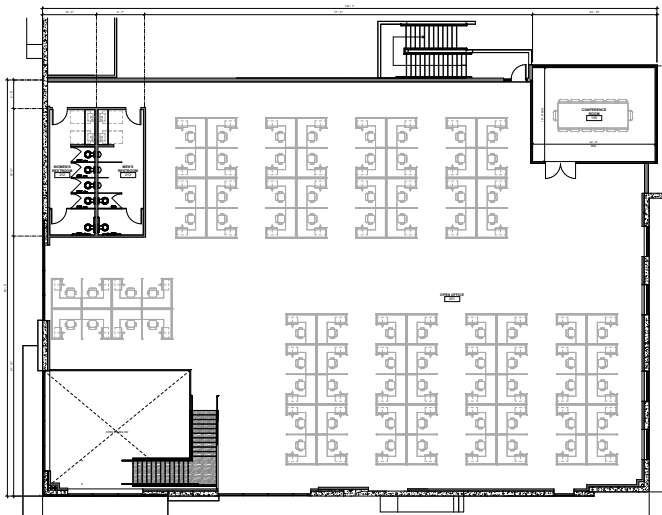
SITE PLAN



2ND FLOOR
PROPOSED PLAN SF
±10,000 SF



FIRST FLOOR
PROPOSED PLAN SF
±10,000 SF



Building Specs

ADDRESS

9020 Aviation Blvd., Inglewood, CA 90301

CONSTRUCTION

Concrete Tilt-Up

TOTAL BUILDING SIZE

±215,445 SF

TOTAL OFFICE AREA

±20,000 SF

GROUND LEVEL OFFICE

±10,000 SF

MEZZANINE OFFICE

±10,000 SF

LAND ACRES

8.2

AUTO PARKING STALLS

212

DOCK HIGH DOORS

26

GRADE LEVEL DOORS

2

CLEAR HEIGHT

36'

COLUMN SPACING

52' x 60'

BUILDING DEPTH

298'

TRUCK COURT DEPTH

135'

FIRE PROTECTION

ESFR K-25

ROOFING

Class A, 4-Ply Build Up

SKYLIGHTS

2.5% Total Roof Area Smoke Hatch and Skylights Calc Per Code

WAREHOUSE SLAB

7" thick, 4,000 PSI

LOADING DOORS

9' x 10' Sectional Overhead with Vision Glazing

LIGHTING

LED Motion Sensor

INSULATION

White Scrim Foil

ELECTRICAL

4000 Amp Ready, 277/480v

PAVING

100% Concrete Paving Throughout

PAINTING

Exterior & Interior Warehouse Coatings

MECHANICAL

1 Air Change/Hr.

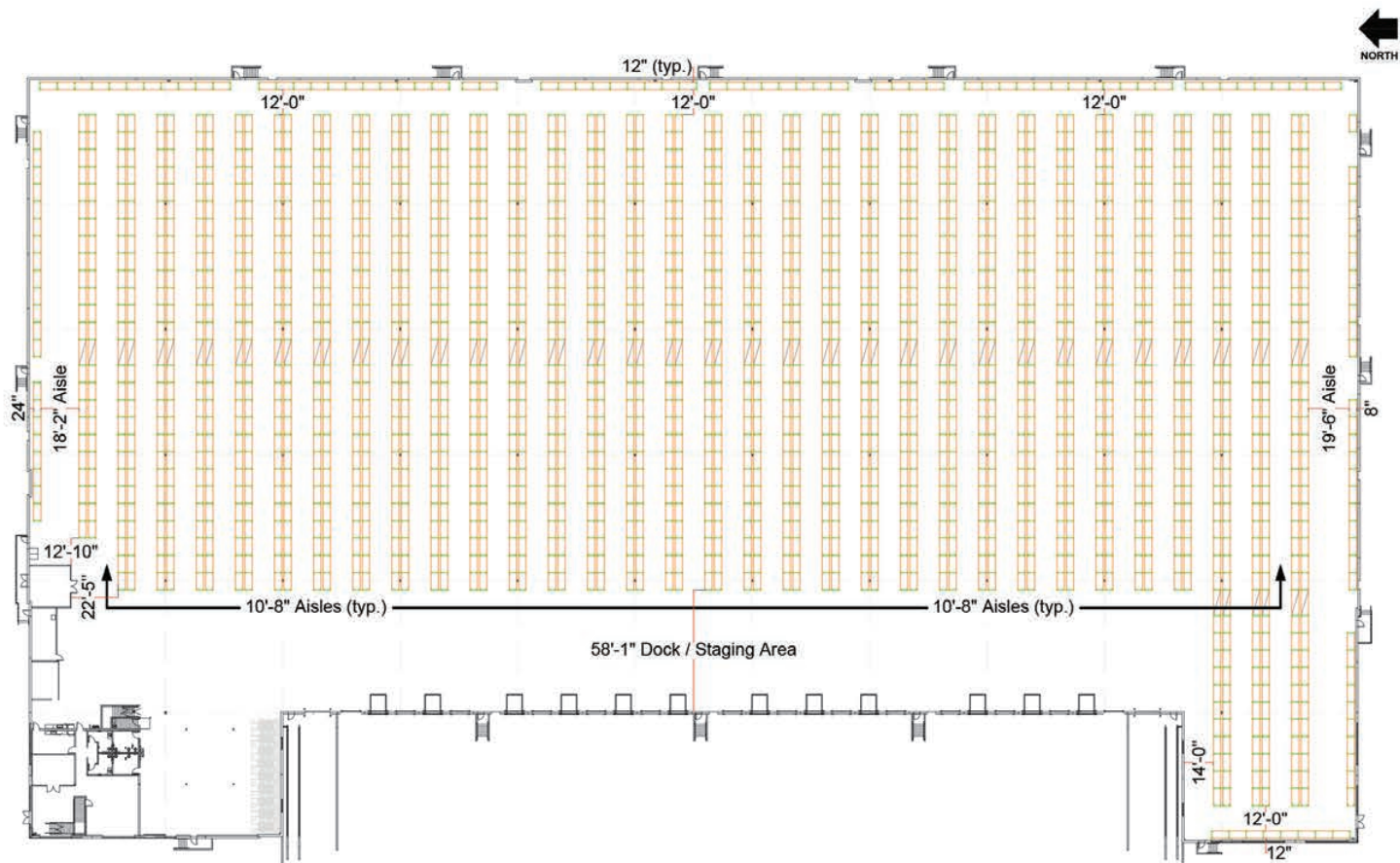
YARD

100% Concrete, Gated and Fenced with Two Points of Ingress/Egress Off Aviation Blvd. and One Point of Ingress/Egress Off of W. Hillcrest Blvd.

DATA & TELECOM

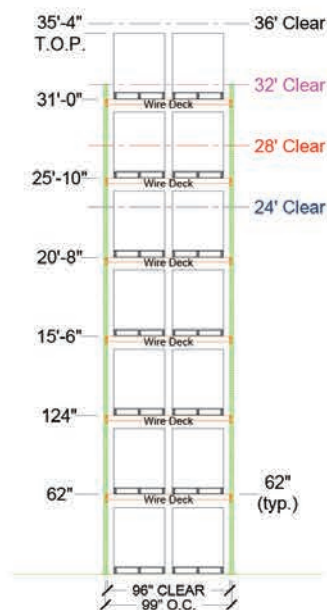
Charter [Spectrum] and AT&T

Sample Racking Plan



Selective Rack

Front View
All Dims are T.O.B.
52" PALLET 7 HIGH
52" PALLET 6 HIGH
52" PALLET 5 HIGH
52" PALLET 4 HIGH

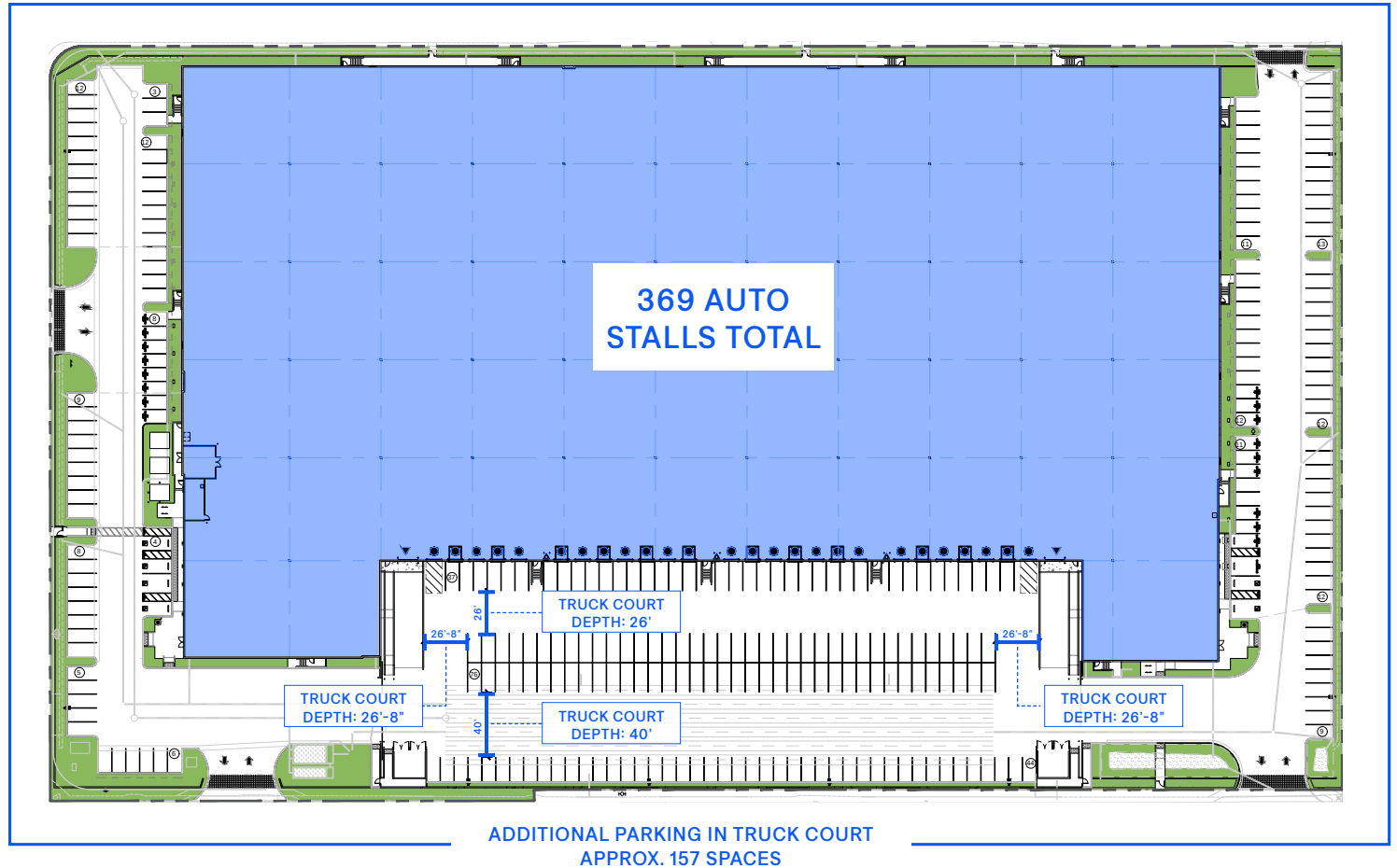


36' Clear Height
1,922 Bays

PALLET HEIGHT	PALLET POSITIONS
52'	26,768
62'	22,854
78'	19,150

Max Parking Plan

LAX I



LOCATION

Strategic Logistics Location



REGIONAL MAP



LOS ANGELES AIRPORT

10 MILES

PORTS OF LOS ANGELES AND LONG BEACH

13 MILES

ONTARIO AIRPORT

55 MILES

ADVANCED MANUFACTURING HUB



Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



76M+ SF

Acquired & Developed
since 2000

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Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

Please contact listing agents below.



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