
STATE OF THE ART CLASS "A" INDUSTRIAL BUILDING
NOW OFFERING 1 FULL YEAR OF HALF RENT
WESTCORE
Power & Logistics Hub
±94,875 SF AVAILABLE FOR LEASE
5 MEGAWATTS OF PRIMARY POWER AVAILABLE | TURNKEY READY
126 E. ORIS STREET · COMPTON, CALIFORNIA
JLL

WATCH THE HIGHLIGHT REEL



BUILT FOR HIGH-PERFORMANCE OPERATIONS

Power Infrastructure:
5MW primary power service for specialized logistics and distribution operations

Strategic Location:
Compton's south bay position delivers direct access to ports, rail networks, and major LA population centers

Last-Mile Optimization:
Positioned at the center of Southern California's working population for maximum delivery efficiency

Class A Design:
Modern distribution facility with sophisticated infrastructure and scalable capabilities

Sustainable Infrastructure:
Onsite stormwater biofiltration system for advanced water management

Move-In Ready:
Fully refurbished and available for immediate occupancy









CHARGED UP FACILITY

BUILDING SPECIFICATIONS

- **Building Size:** ±94,875 SF
- **Office Space:** ±7,366 SF
- **Warehouse:** ±90,756 SF
- **Clear Height:** 32' with elevated roof sections at ±49' clear height
- **Column Spacing:** 52' x 60'
- **Sprinkler System:** ESFR K17

POWER INFRASTRUCTURE

- 5 Megawatts of Primary Power Service (equivalent of +/- 10,000 AMPS)

SITE SPECIFICATION

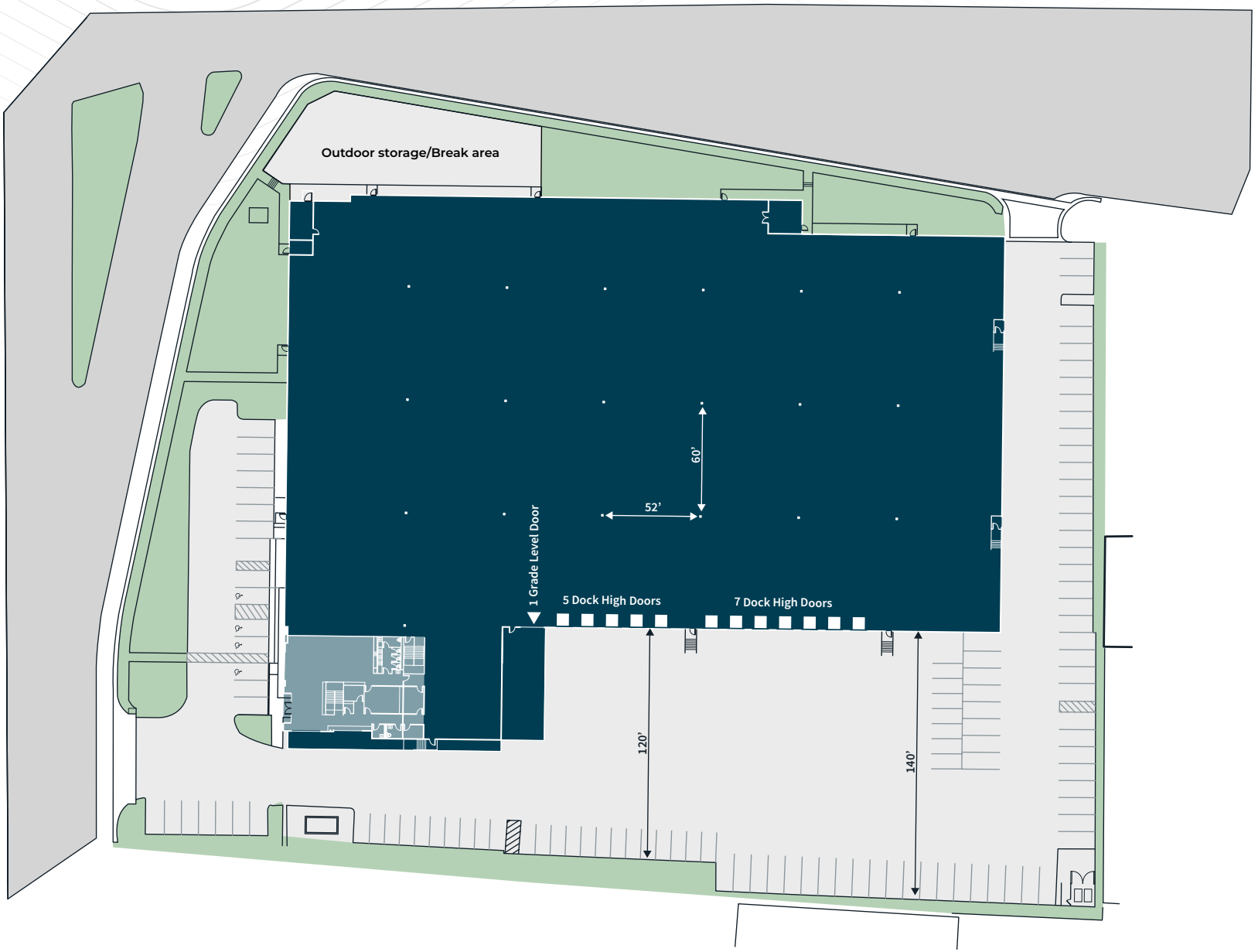
- **Auto Parking:** 114 Spaces
- **Loading:** TBD
- **Truck Court:** 120'-140' Deep
- **Yard:** Concrete, fully fenced (wrought iron) & secured.
- **Stormwater Management:** Onsite Biofiltration System

1 FULL YEAR OF HALF RENT

- Minimum 5 Year Term
- Credit/Financial Review
- Lease Must be Executed by Nov. 30, 2026

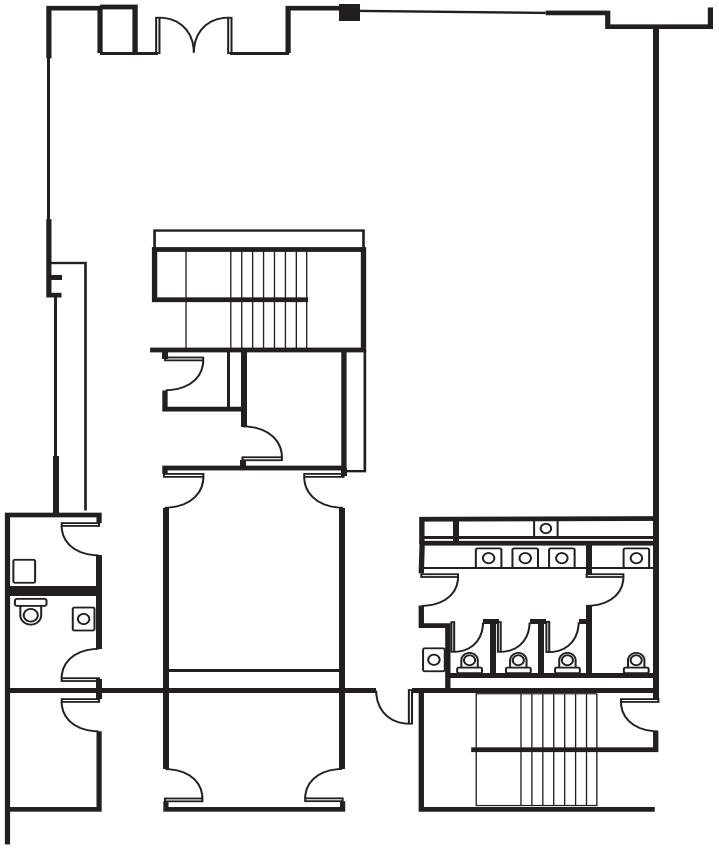
BUILDING SIZE:

±94,875 SF



FIRST FLOOR OFFICE:

±4,119 SF

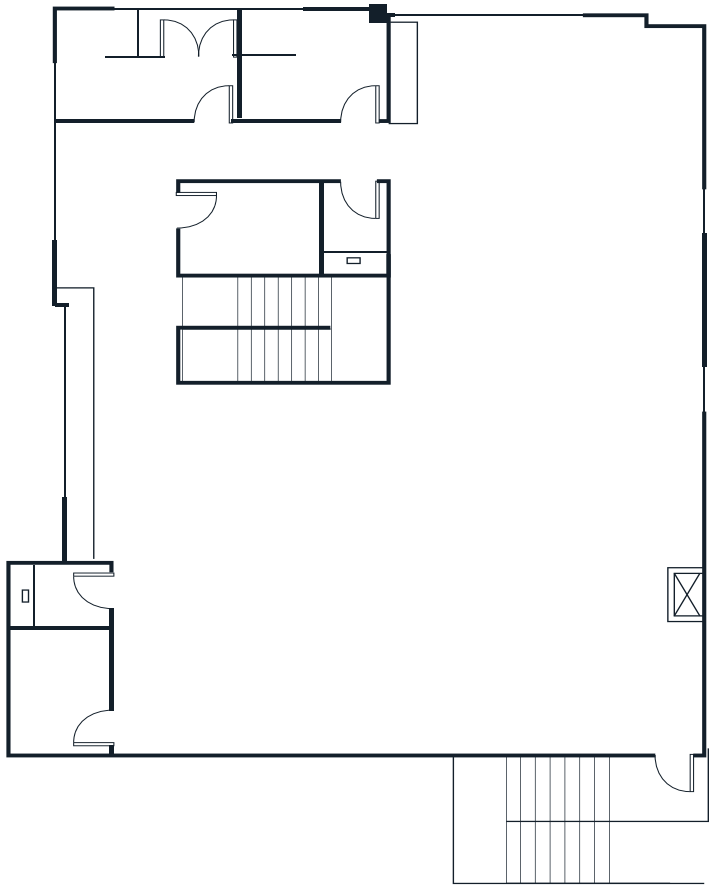






MEZZANINE OFFICE:

±3,247 SF













PRIME MARKET ACCESS

1. **Dense Population Centers:** Direct reach to millions of consumers across the Los Angeles basin

2. **Established Workforce:** Access to Southern California's experienced logistics labor pool

3. **Consumer Spending Power:** Central position within the region's highest income demographics

4. **Economic Engine:** Located at the heart of one of America's largest economic regions





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):	8 mi.
Union Pacific Hub (Commerce):	15 mi.
Ports of LA & LB:	16 mi.



FOR MORE INFORMATION, CONTACT

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