


Infill Los Angeles Cold Storage Portfolio

Commerce and Vernon, CA

Cold storage portfolio with immediate access to the major Southern California transportation arteries. The properties are less than 30 minutes to the Ports of Los Angeles and Long Beach.

3425-3435 and 3501 E. Vernon Avenue in Vernon and 4000 Noakes Street in Commerce, CA – our latest logistics additions to the Brookfield Properties portfolio. The assets, three fully leased

cold-storage facilities, are in one of the premier food and cold storage market in the country. The two buildings in Vernon totaling 180,000 square feet are 65% refrigerated and feature ample loading, trailer parking and a secured yard. The 111,000 square foot Commerce property is a new, state-of-the-art cold storage facility with 86% freezer/cooler build-out, 32' clear height and a large, secured truck yard.

 The Vernon and Commerce market is arguably the strongest submarket in the country for food-related use. Changing consumer behaviors for grocery and prepared food delivery have resulted in escalating demand for a product type that rarely has any vacancy. Our team has been targeting temperature-controlled buildings nationally, as we have conviction that the long-term cold chain evolution will result in outsized risk-adjusted returns.

Paul Jones, Vice President - Investments

Southern California is a target Global Gateway market for our growing Logistics business. Downtown Los Angeles' high population density and institutional liquidity make it one of the most dynamic markets in the Country. We are pursuing additional opportunities in the region to complement the \$1.7 billion of industrial and logistics properties we've accumulated over the past twelve months. Our Southern California portfolio now totals 39 assets comprising six million square feet.

Have questions? Our associates [Brian Gagne](#) and [Paul Jones](#) are waiting with answers. Want to lease space in a Brookfield Properties' facility in this market? Contact [Joonas Partanen](#). We encourage you to connect with them or visit our website at brookfieldproperties.com/logistics for more information.