

PRESS RELEASE

Lift Partners Acquires 98,655 SF Industrial Property in Torrance, California

San Francisco, CA. [April 7, 2026] – Lift Partners, a San Francisco-based real estate investment firm focused on the adaptive re-use and repositioning of industrial properties along the West Coast, has acquired 19801 S Vermont Avenue, a 98,655 square foot industrial property in Torrance, California, for \$31.1 million (\$315 per square foot).

The property – situated on 4.65 acres in the South Bay submarket of Los Angeles – is 100% leased to AISIN Aftermarket & Service of America (AASA), a subsidiary of AISIN Corporation, one of the world's largest automotive suppliers. AASA has operated the property as its Western United States distribution hub since 2014. The highly functional building features 12 dock-high doors, three grade-level doors, 24-foot clear height, and 1600 amps of power.

The property offers direct access to I-405 and is located within approximately one mile of I-110, providing convenient proximity to Los Angeles International Airport and the Ports of Los Angeles and Long Beach. The asset is well-positioned for a broad range of uses including manufacturing and assembly, research and development, and warehouse and distribution operations.

The South Bay industrial submarket remains one of the most supply-constrained infill industrial markets in the country, with aerospace and advanced manufacturing driving sustained demand and rent growth across the submarket. The acquisition of 19801 S Vermont Avenue adds a well-located, fully leased infill asset to Lift's Southern California portfolio in one of the region's most sought-after industrial corridors.

To learn more about Lift Partners, visit [liftrp.com](https://www.liftrp.com).

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