Available SF 5,000 SF **Industrial Condo For Lease** **Building Size** 16,540 SF



Property Name: Sepulveda Center

Address: 1645 Sepulveda Blvd, Unit 1, 2, 3, 7, & 8, Torrance, CA 90501

Cross Streets: Sepulveda Blvd/Western Ave

Sepulveda Center
Multi-Tenant Building
Divisible by 1,000 SF
2 Grade Level Doors
Easy Access to 405 and 110 Freeways

Lease Rate/Mo:	$8,000	**Sprinklered:**	No	**Office SF / #:**	
Lease Rate/SF:	$1.60	**Clear Height:**		**Restrooms:**	2
Lease Type:	Modified Gross	**GL Doors/Dim:**	2	**Office HVAC:**	
Available SF:	5,000 SF	**DH Doors/Dim:**	0	**Finished Ofc Mezz:**	0 SF
Minimum SF:	5,000 SF	**A: V: O: W:**		**Include In Available:**	
Prop Lot Size:	POL	**Construction Type:**	TILT UP	**Unfinished Mezz:**	0 SF
Term:	Acceptable to Owner	**Const Status/Year Blt:**	Existing / 1966	**Include In Available:**	
Sale Price:	NFS			**Possession:**	Now
Sale Price/SF:	NFS	**Whse HVAC:**		**Vacant:**	Yes
Taxes:		**Parking Spaces:** 12	**/ Ratio:** 2.4:1	**To Show:**	Call broker
Yard:	No	**Rail Service:**	No	**Market/Submarket:**	Torrance
Zoning:	(Q)M2-1VL	**Specific Use:**	Warehouse/Office	**APN#:**	7347-017-025

Listing Company:	Daum Commercial
Agents:	Blake Flamson 949-933-7279
Listing #:	45433652
Listing Date:	08/11/2026
FTCF:	CB000N000S000
Notes:	Call broker for commission information.

Blake Flamson
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