

Available SF 9,202 SF

Industrial For Lease & For Sale

Building Size 15,712 SF



Address: 3730 Skypark Dr, Torrance, CA 90505

Cross Streets: Hawthorne Blvd/Skypark Dr

Total Usable SF is 11,074 for the Price of 9,202
 Drops Your Effective Rate Down to \$1.07/SF
 4,639 SF Offices, 4,563 SF Warehouse
 1/2 Block From Hawthorne Blvd. - High Visibility
 Lots Of Window Offices - 21 Parking Spaces (Includes Additional Offsite)
 1,872 SF Bonus Finished Office Mezzanine + 600 SF Bonus Warehouse Mezzanine

Lease Rate/Mo:	\$11,871	Sprinklered:	Yes	Office SF / #:	4,639 SF / 16
Lease Rate/SF:	\$1.29	Clear Height:	17'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	9,202 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	2,453 SF
Minimum SF:	9,202 SF	A: 200 V: 277/480 O: 3 W: 3		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	2,472 SF
Term:	3-5 Years with COLA's	Const Status/Year Blt:	Existing / 1977	Include In Available:	No
Sale Price:	\$4,190,620.00	Whse HVAC:	No	Possession:	12/01/2020
Sale Price/SF:	\$266.71	Parking Spaces: 21 / Ratio: 2.3:1		Vacant:	No
Taxes:	\$47,018 / 2018	Rail Service:	No	To Show:	Call broker
Yard:	Paved	Specific Use:	Warehouse/Office	Market/Submarket:	Torrance
Zoning:	MRP			APN#:	7378-011-035

Listing Company: Daum Commercial
Agents: [Chuck Brill 310-538-6710](mailto:Chuck.Brill@daumcommercial.com)
Listing #: 25241907
Notes: Lessee to verify power and all above data. Majority of parking is across the street on Madison. 3¢SF C.A.M Fee.

Listing Date: 10/16/2020 **FTCF:** CB250NY100N000/A0AA

