

Available SF 10,140 SF

Industrial For Lease & For Sale

Building Size 10,140 SF



Address: 19626 Normandie Ave, Torrance, CA 90502

Cross Streets: Normandie/Knox St

Major Street Frontage
 Immediate Access to 405 & 110 Fwy
 Great Contractor's Yard
 Prime South Bay Location
 Large Fenced Yard

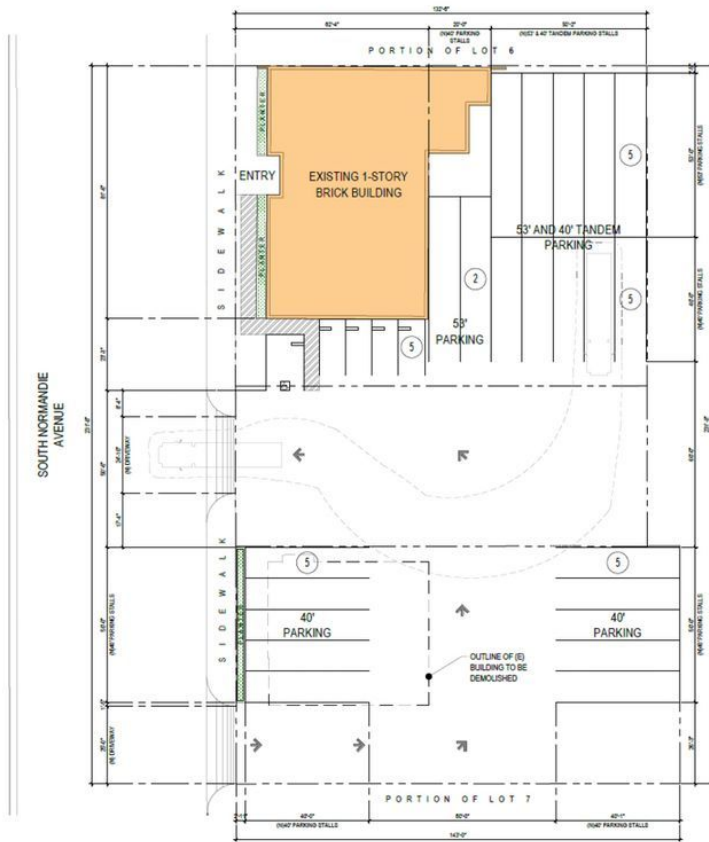
Lease Rate/Mo:	\$7,808	Sprinklered:	No	Office SF / #:	3,460 SF
Lease Rate/SF:	\$0.77	Clear Height:	12'	Restrooms:	4
Lease Type:	NNN / Op. Ex: \$0.03	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	10,140 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	10,140 SF	A: 200 V: 0: W:		Include In Available:	No
Prop Lot Size:	0.60 Ac / 26,000 SF	Construction Type:	Brick	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1955R57	Include In Available:	No
Sale Price:	\$4,150,000.00	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	\$409.27	Parking Spaces: 30 / Ratio:	3.0:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call manager
Yard:	Fenced	Specific Use:	Warehouse/Office	Market/Submarket:	Torrance
Zoning:	M2			APN#:	7351035024,7351035025,73

Listing Company: Daum Commercial
Agents: [Brad Levin 310-538-6728](#), [Michael Collins 714-345-1014](#), [Dustin Hullinger 949-341-4514](#)
Listing #: 33892712 **Listing Date:** 03/01/2023 **FTCF:** CB000N00S000
Notes: Call brokers for commission information. Three parcels 7351-035-024, 25, 11. Property is located in Unincorporated LA County with a Torrance PO box. Buyer to verify power.



FOR SALE 27,905 SF OF LAND + 3,312 SF EASEMENT

PROPOSED SITE PLAN



TRUCK PARKING STALLS		
53' CONTAINER PARKING	=	7 STALLS
40' CONTAINER PARKING	=	15 STALLS
TOTAL	=	22 STALLS

STANDARD PARKING STALLS		
STANDARD PARKING	=	4 STALLS
ADA PARKING	=	1 STALL
TOTAL	=	5 STALLS

