



19626
S. NORMANDIE AVE.
TORRANCE | CA 90502

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

 **CLOSE PROXIMITY TO L.A. & LONG BEACH PORTS**

 **LOCATED IN LA COUNTY, ALLOWING TRUCK AND CONTAINER USES**

EXCLUSIVE
SELLING
AGENTS



DUSTIN HULLINGER
P: 949.341.4514
DHULLINGER@DAUMCRE.COM
CADRE #02078021



MICHAEL COLLINS
P: 714.345.1014
MCOLLINS@DAUMCRE.COM
CADRE #00463740



BRAD LEVIN
P: 310.538.6728
BLEVIN@DAUMCRE.COM
CADRE #02078021

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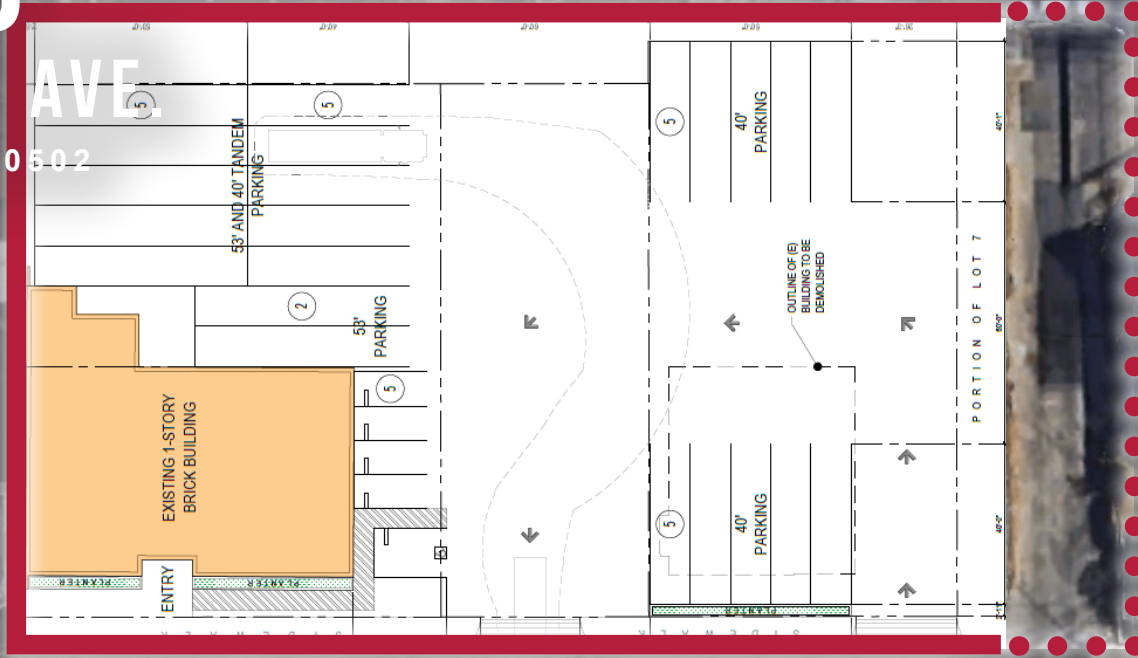
www.daumcommercial.com



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Google

NORMANDIE AVE

PROPERTY LINE

EASEMENT

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PROPERTY FEATURES

- 10,140 SF Building on Approx. 27,905 SF of Land plus 3,312 SF Easement
- High Visibility Street
- Grade Level Loading
- Great Contractors Yard
- Zoning M-2 Heavy Manufacturing
- Prime South Bay Location
- Located in LA County, Allowing Truck and Container Uses
- Large Fenced Yard
- Quick Access to (405) & (110) Freeways
- Close Proximity to L.A. & Long Beach Ports
- Possession Date April 2023
- Rusher Air Moving To Larger Headquarters
- Sale Price: \$4,150,000
- Lease Rate: \$21,500 NNN

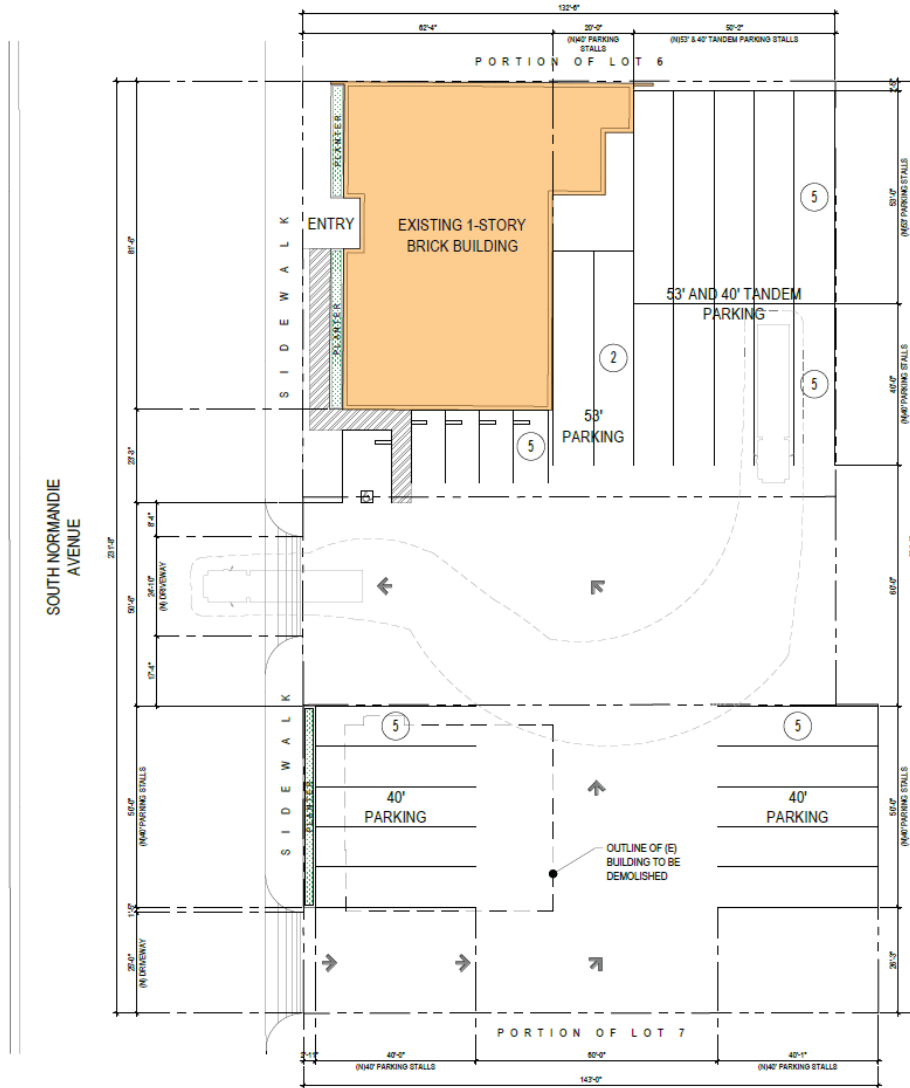
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DAUM
COMMERCIAL REAL ESTATE SERVICES

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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

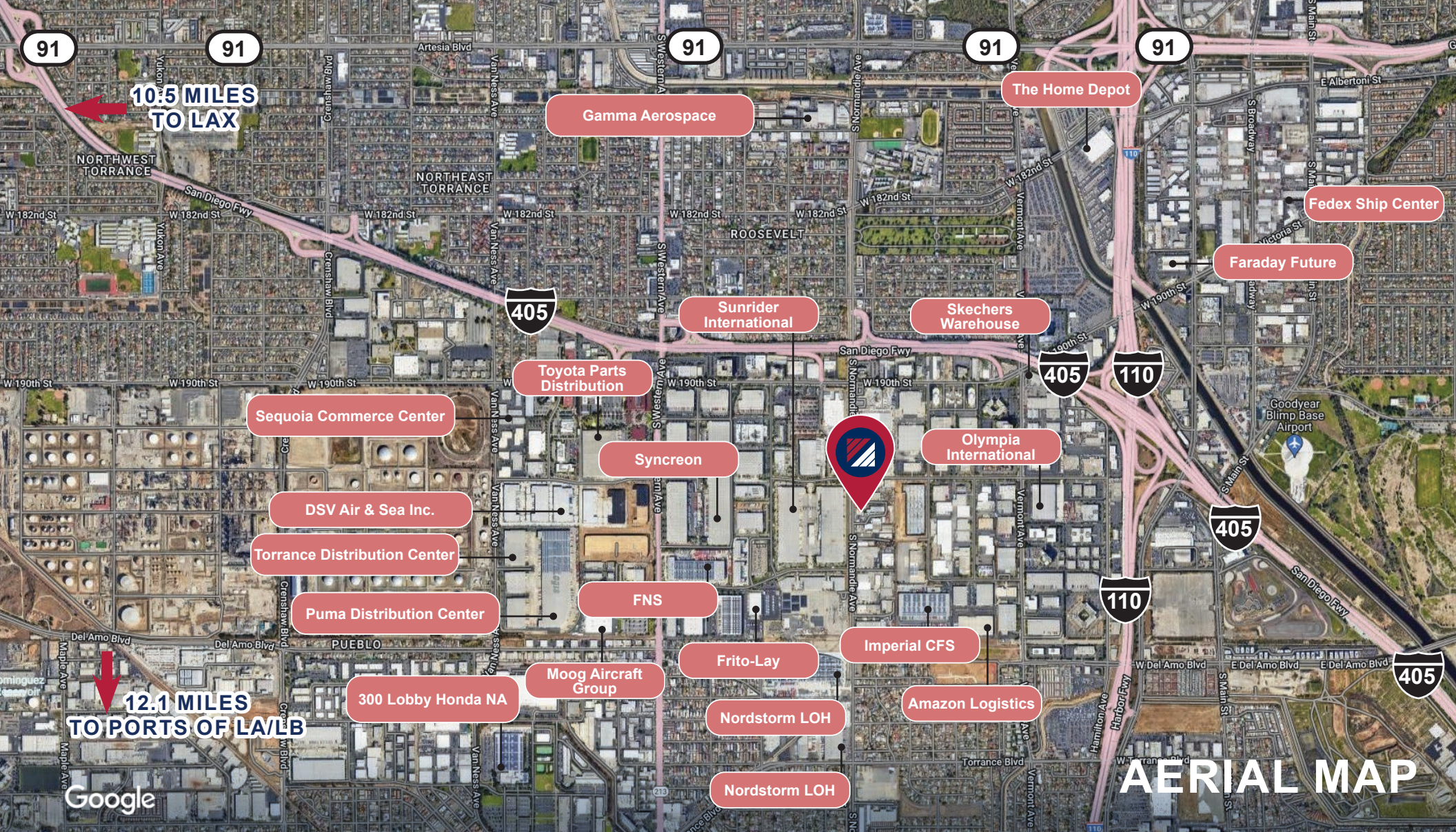
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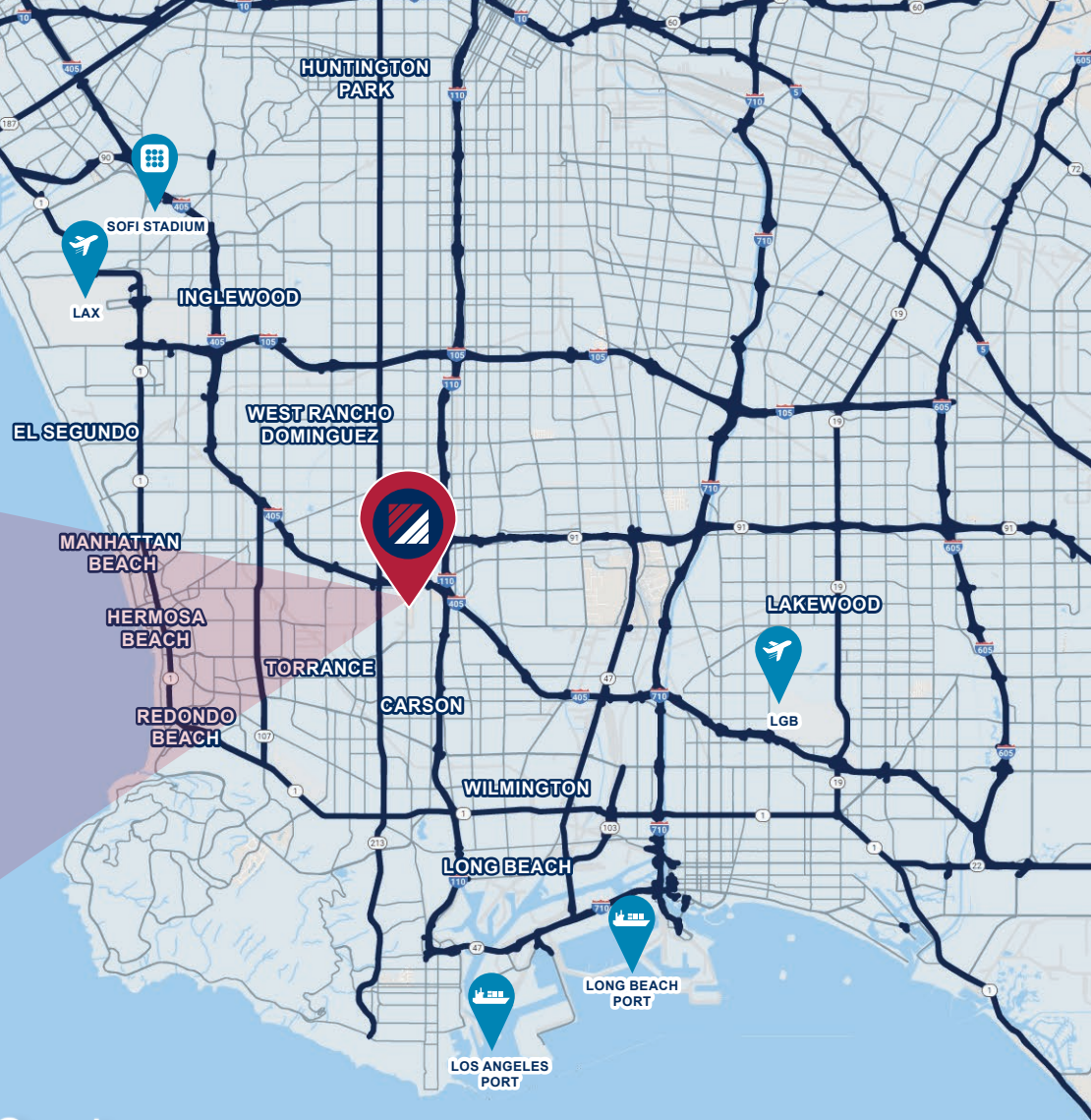
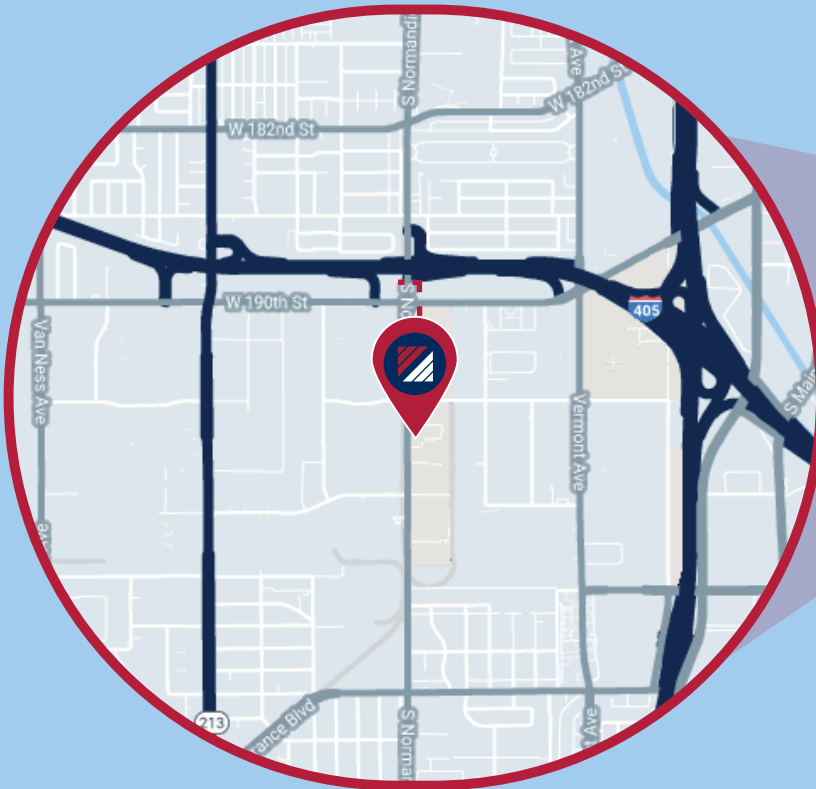
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LOCATION MAP



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