

# TORRANCE GATEWAY

**BRAND NEW STATE-OF-THE-ART DEVELOPMENT**

5 BUILDINGS: 136,388 SF | 145,711 SF | 128,521 SF | 141,926 SF | 123,687 SF

**TORRANCE GATEWAY**



**SARES REGIS GROUP**

**CBRE**

Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

## **Torrance Gateway** **All access. No hassel.**

This highly strategic and centrally located industrial development is one truck turn from reaching the Southern California population. Torrance Gateway provides direct access to the I-405 and I-110 freeways, and is immediately proximate to multiple parcel delivery hubs.



**Centrally connected**  
**state-of-the-art master**  
**planned development**

**Five buildings totaling**  
**676,233 square feet**



**Spec  
industrial**



**Immediate access  
to I-405 and I-110  
freeways**



**Concrete truck  
courts**



**4,000 AMPS  
480/277 Volts**



**32' minimum  
warehouse  
clearance**



**Secured drive-  
around access**



**ESFR sprinklers**



**Above standard  
employee  
parking**



**7" slab**



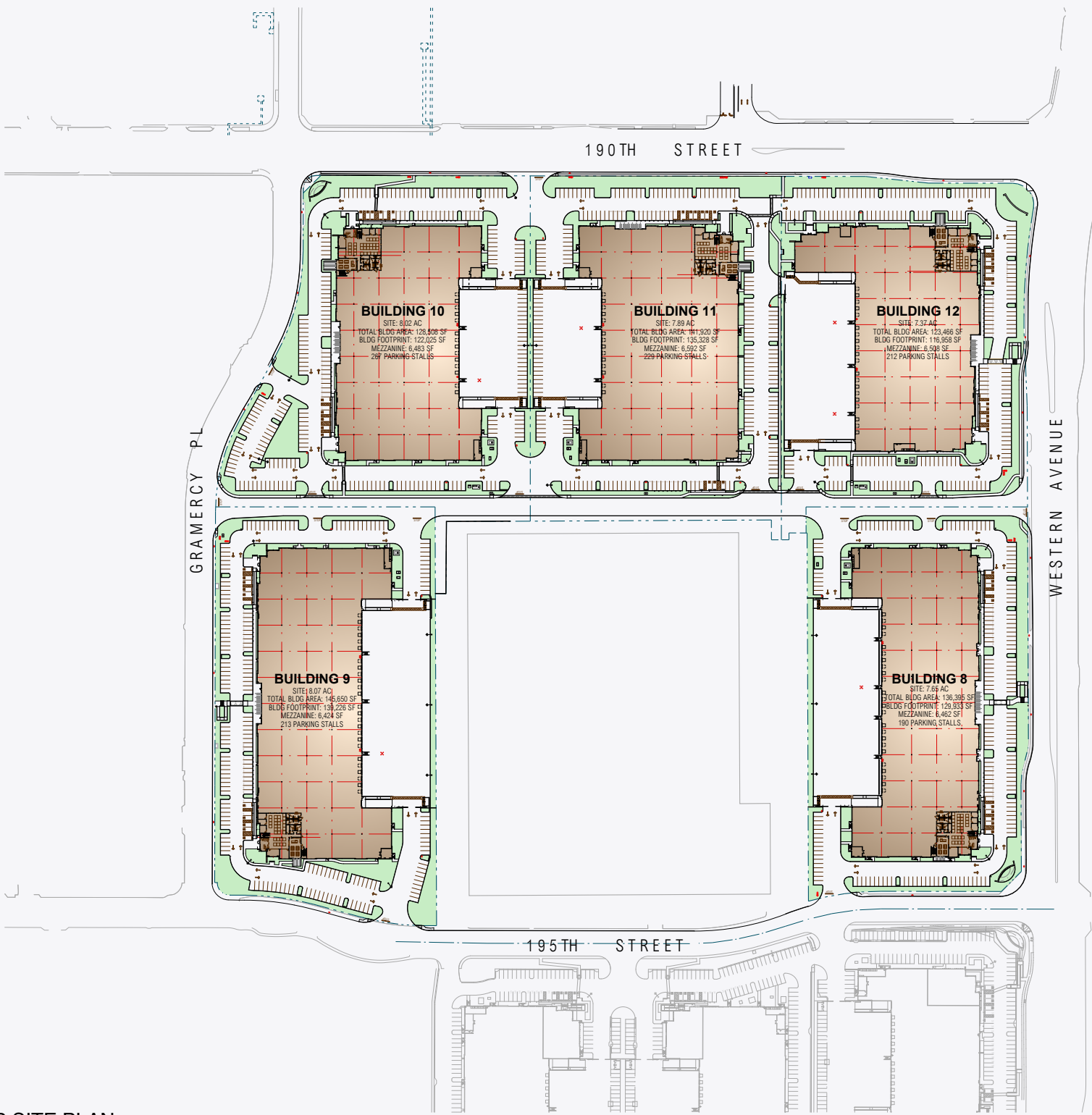
**2.5% skylights**



**Modern office  
design**



**LED motion  
sensor lights**



<b>Building 8</b> 19401 Western Ave	<ul style="list-style-type: none"><li>• 136,388 square feet</li><li>• +12,910 square feet of fully finished two-story offices, with +6,455 square feet of second floor mezzanine.</li><li>• Twenty-four (24) DH loading positions.</li><li>• 197 parking stalls</li></ul>	<b>Building 11</b> 1900 190th St	<ul style="list-style-type: none"><li>• 141,926 square feet</li><li>• +13,196 square feet of fully finished two-story offices, with +6,598 square feet of second floor mezzanine.</li><li>• Fourteen (14) DH loading positions.</li><li>• 232 parking stalls</li></ul>
<b>Building 9</b> 19404 Gramercy Pl	<ul style="list-style-type: none"><li>• 145,711 square feet</li><li>• +12,970 square feet of fully finished two-story offices, with +6,485 square feet of second floor mezzanine.</li><li>• Twenty-five (25) DH loading positions.</li><li>• 214 parking stalls</li><li>• Divisible to 69,613 SF and 76,088 SF</li></ul>	<b>Building 12</b> 19101 Western Ave	<ul style="list-style-type: none"><li>• 123,687 square feet</li><li>• +13,458 square feet of fully finished two-story offices, with +6,729 square feet of second floor mezzanine.</li><li>• Twenty (20) DH loading positions.</li><li>• 221 parking stalls</li></ul>
<b>Building 10</b> 1940 190th St	<ul style="list-style-type: none"><li>• 128,521 square feet</li><li>• +12,992 square feet of fully finished two-story offices, with +6,496 square feet of second floor mezzanine.</li><li>• Fourteen (14) DH loading positions.</li><li>• 272 parking stalls</li></ul>		



**Torrance  
Gateway**

**Reach over 50MM  
customers with 1-day  
ground shipping**

**Direct Access  
to I-405 and I-110  
Freeways**

**Corporate Neighbors:**



# BRAND NEW STATE-OF-THE-ART DEVELOPMENT

5 BUILDINGS: 136,388 SF | 145,711 SF | 128,521 SF | 141,926 SF | 123,687 SF



**For leasing information, contact:**



**SARES REGIS GROUP**

**CBRE**

**Zac Sakowski**

RE license #01510420

+1 424 294 3429

[zac.sakowski@jll.com](mailto:zac.sakowski@jll.com)

**John Schumacher**

RE license #00987225

+1 310 363 4960

[john.schumacher@cbre.com](mailto:john.schumacher@cbre.com)

**Nicki Peetz**

RE license #01720809

+1 310 363 4900

[nicki.peetz@cbre.com](mailto:nicki.peetz@cbre.com)

**Caroline Reid**

RE license #02188038

+1 310 947 4219

[caroline.reid@cbre.com](mailto:caroline.reid@cbre.com)

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.