

Available SF 76,880 SF

Industrial For Lease

Building Size 76,880 SF



Address: 20500 Denker Ave, Torrance, CA 90501
Cross Streets: Denker Ave/Torrance Blvd

Heavy Power!
 12 DH Positions, 1 GL Door
 Secured 120' Truck Court
 24' Clear Height

Lease Rate/Mo: \$99,944
Lease Rate/SF: \$1.30
Lease Type: Net / Op. Ex: \$0.31
Available SF: 76,880 SF
Minimum SF: 76,880 SF
Prop Lot Size: 3.10 Ac / 135,036 SF
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1 / 14'x12'
DH Doors/Dim: 12 / (6) 10'x18'
A: 2800 **V:** 277/480 **O:** 3 **W:** 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1977
Whse HVAC: No
Parking Spaces: 128 / **Ratio:** 1.7:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 3,000 SF / 4
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 05/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Torrance
APN#: 7351-020-016

Listing Company: The Klabin Company

Agents: [Frank Schulz 310-329-9000](#), [Nicholas Buss 310-329-9000](#), [David Prior 310-329-9000](#), [Todd Taugner 310-329-9000](#)

Listing #: 44162959

Listing Date: 01/15/2026

FTCF: CB250N000S000/A0AA

Notes: Sprinkler calculation: .77/2000. Two power panels: (1) 1600 amps; (1) 1200 amps. City of Los Angeles (Torrance P.O.). Lessee to verify all information contained herein.



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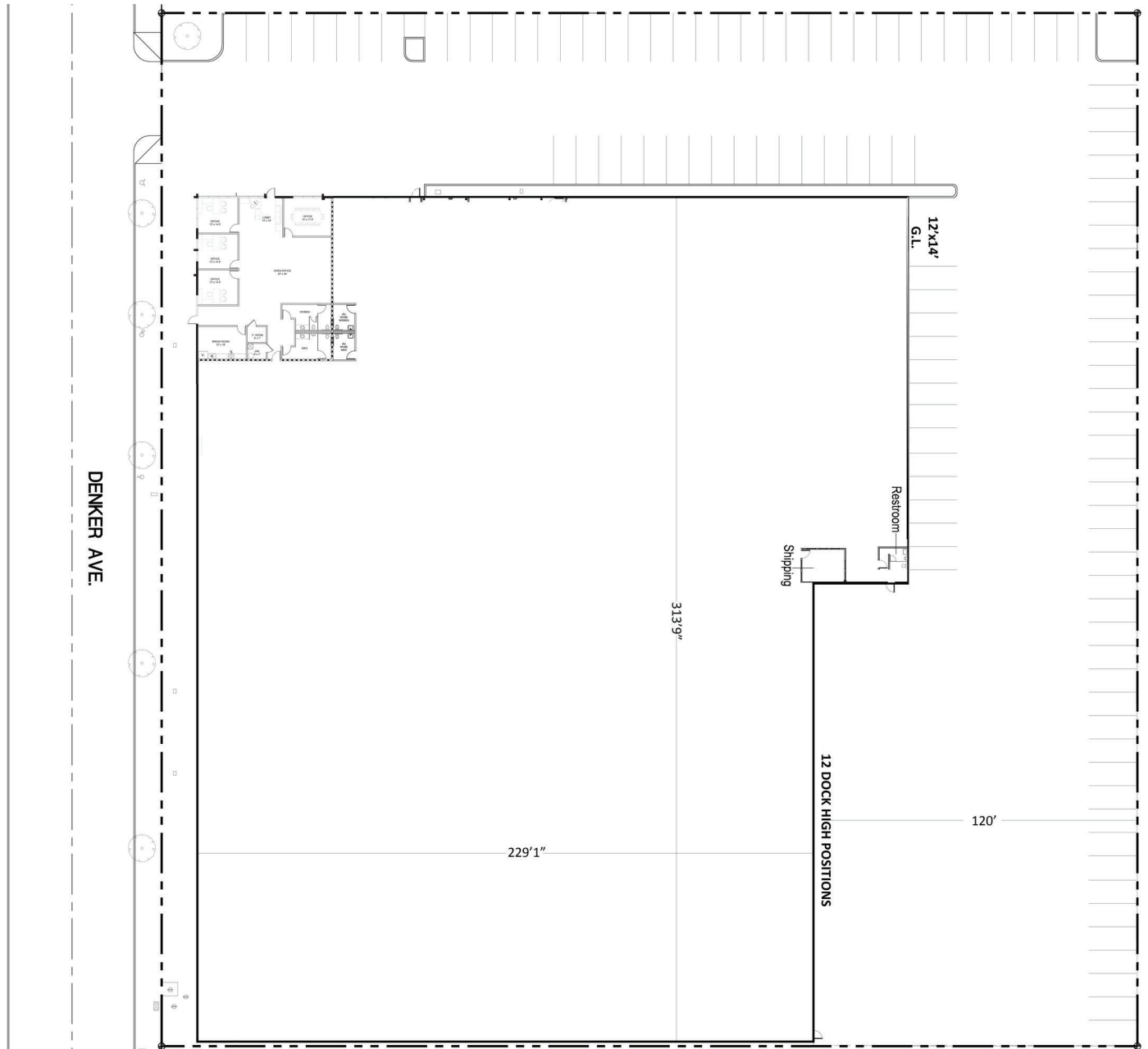
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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



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