

Available SF 10,584 SF

Industrial For Lease

Building Size 10,584 SF

**Address:** 23870 Madison St, Torrance, CA 90505**Cross Streets:** Madison St/Skypark Dr

Free Standing Flex/Industrial Building
 Direct Access to Torrance Airport via 4 GL
 52 Parking Spaces Available in Lot to the North (Owned by City)
 Heavy Power
 Part of Larger (2-Building) Property - For Lease or Sale

Lease Rate/Mo: TBD
Lease Rate/SF: TBD
Lease Type: Net
Available SF: 10,584 SF
Minimum SF: 10,584 SF
Prop Lot Size: POL
Term: Submit
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: H-MP

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 6
DH Doors/Dim: 0
A: 1200 **V:** 240/480 **O:** 3 **W:** 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1976R10
Whse HVAC: No
Parking Spaces: 28 **/ Ratio:** 2.6:1
Rail Service: No
Specific Use: Flex/R&D

Office SF / #: 3,700 SF
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,350 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Torrance
APN#: 7377-010-001

Listing Company: The Klabin Company**Agents:** [Tyler Rollema 310-329-9000](mailto:Tyler.Rollema@klabin.com)**Listing #:** 42523930**Listing Date:** 05/06/2025**FTCF:** CB250N000S000/OAA**Notes:** For sale with 17,407 SF front building. Building to be fully refurbished. Co-listed with AIR CRE NonMembers (Warren Noack). Lessee to verify all information contained herein.

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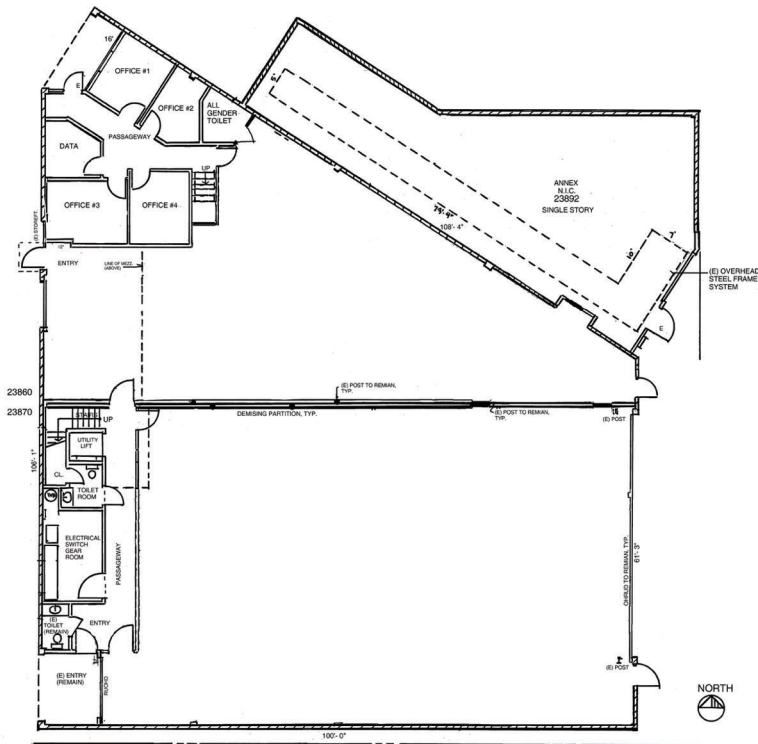
310.329.9000



SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

FIRST FLOOR



SECOND FLOOR

