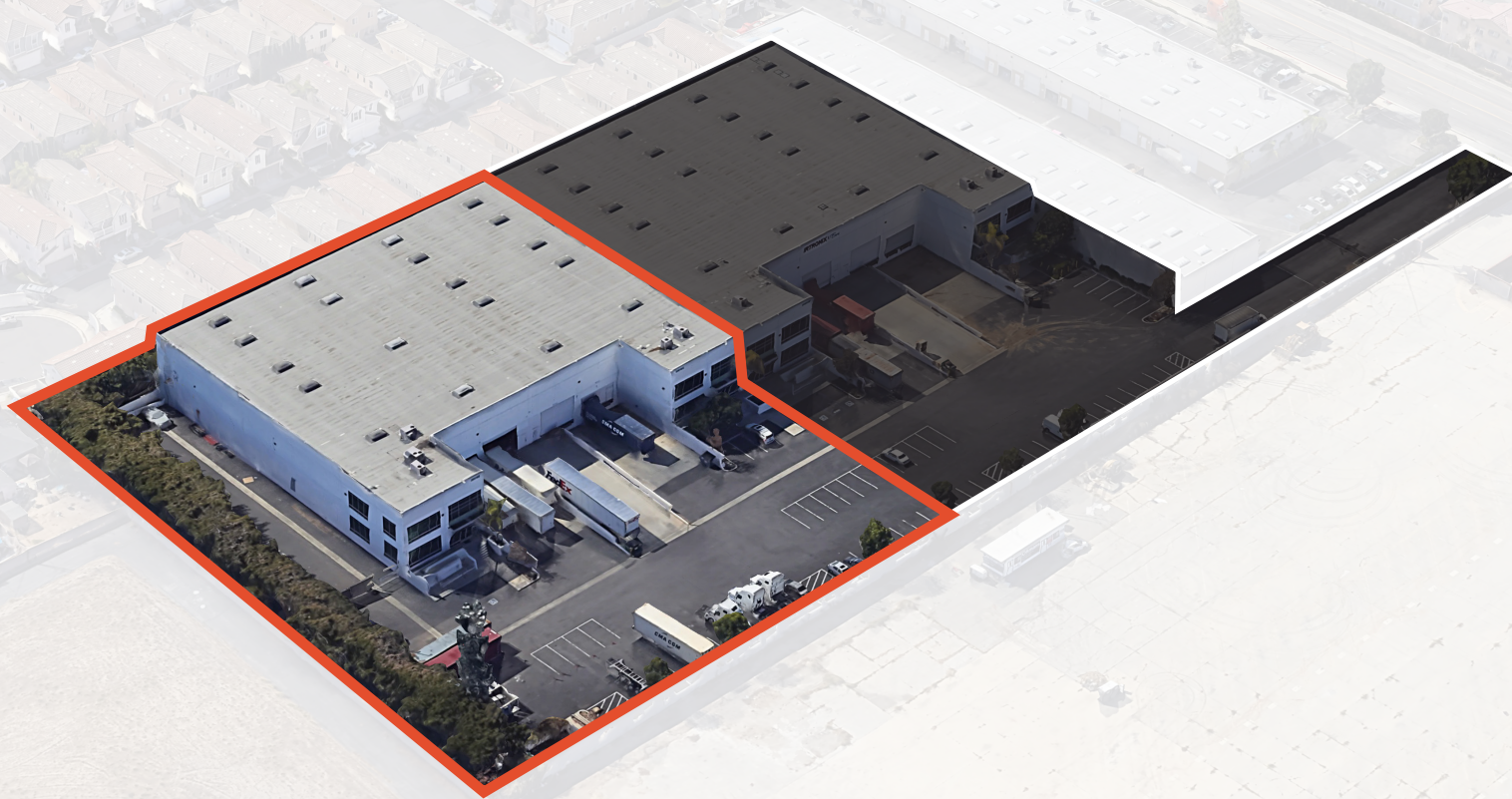


NEW ESFR SPRINKLERS!



36,846 SF AVAILABLE FOR LEASE

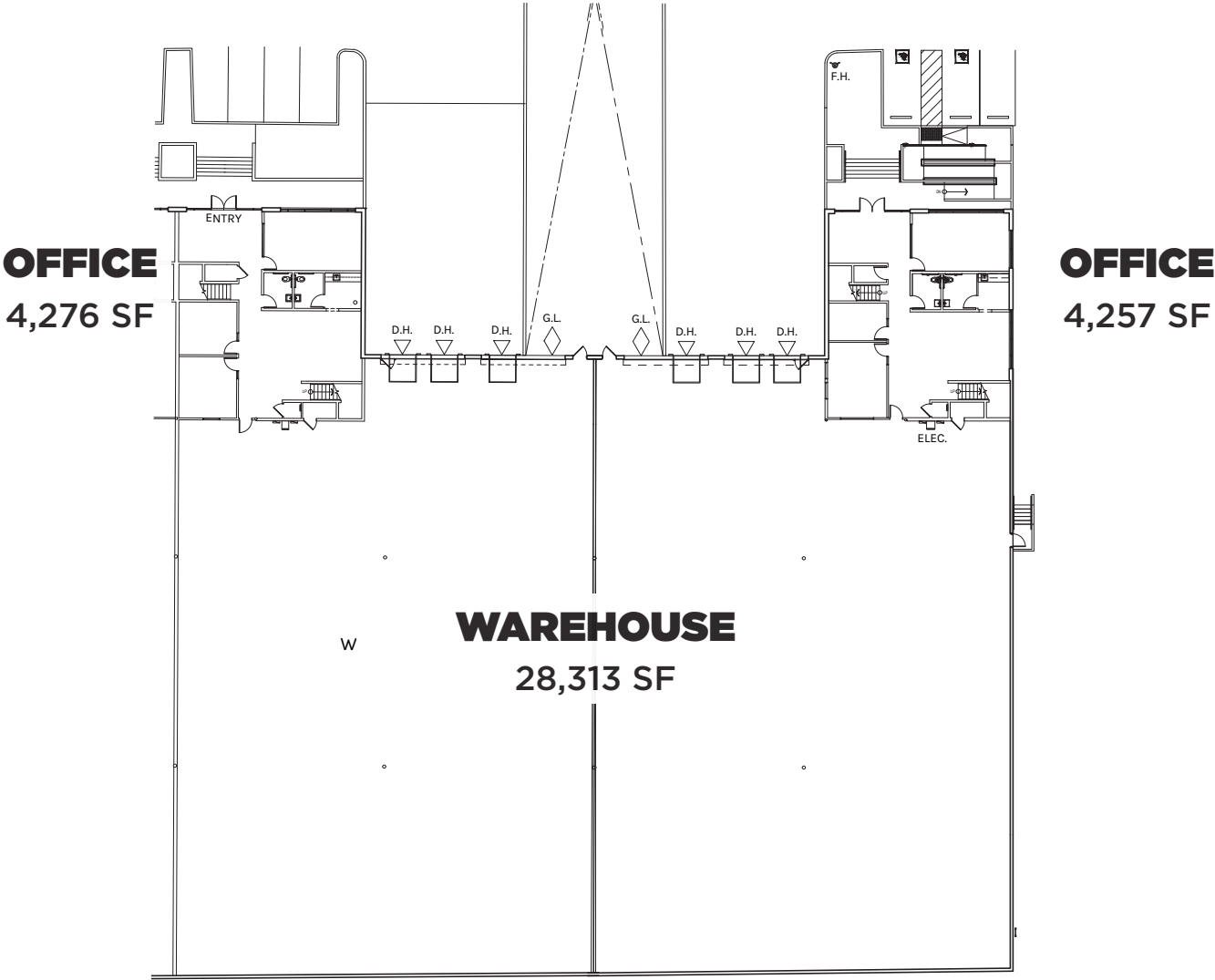
CLASS A DOCK HIGH WAREHOUSE DISTRIBUTION FACILITY

20910 S Normandie Ave, Unit C/D | Unincorporated LA County (Torrance P.O.), CA



WAREHOUSE DISTRIBUTION FACILITY

- 36,846 SF Dock High Industrial Unit
- Multiple Two-Story Office Pods
4,276 SF & 4,257 SF (8,533 SF Total)
- 6 Dock High Positions
2 Ground Level Via Ramps
- 28' Clearance
- ESFR Sprinklers
- 400 Amps Power
- Excellent Access to (405) & (110) Freeways
- Strategically Located Between LAX and Ports
of LA/Long Beach



WAREHOUSE
28,313 SF

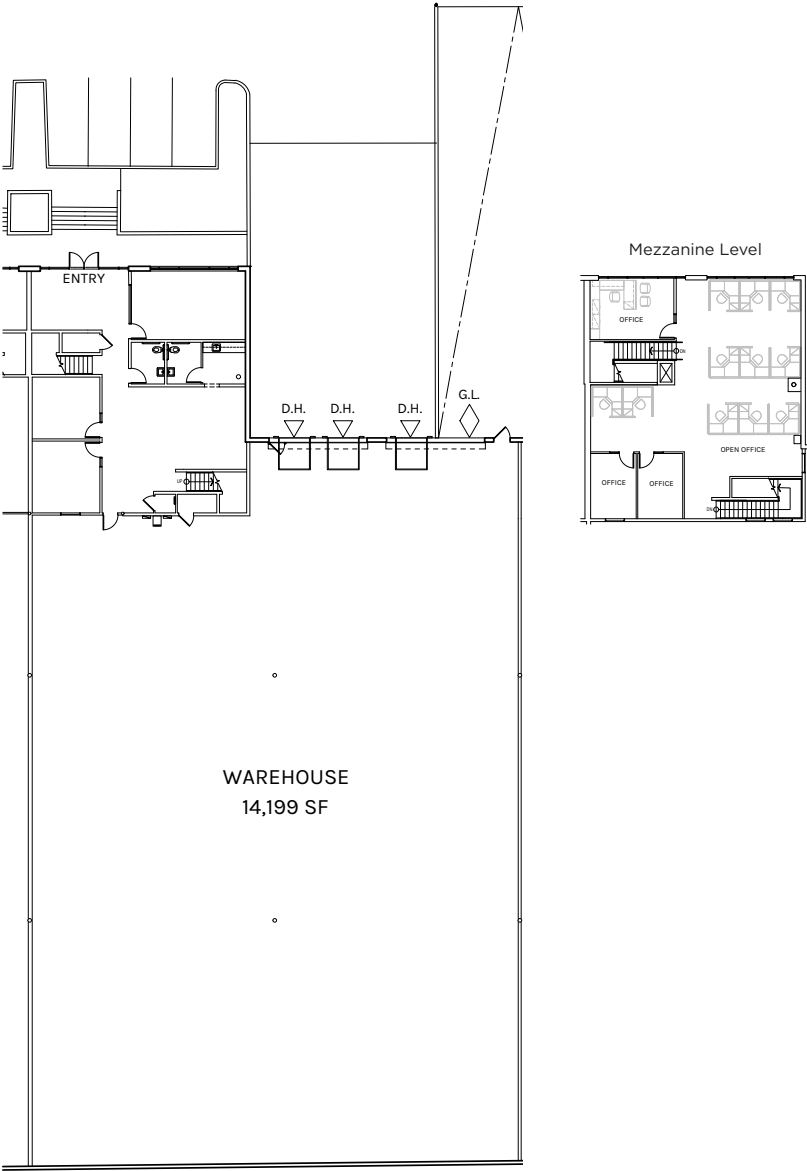
OFFICE
8,533 SF

TOTAL
36,846 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



UNIT C



WAREHOUSE
14,199 SF

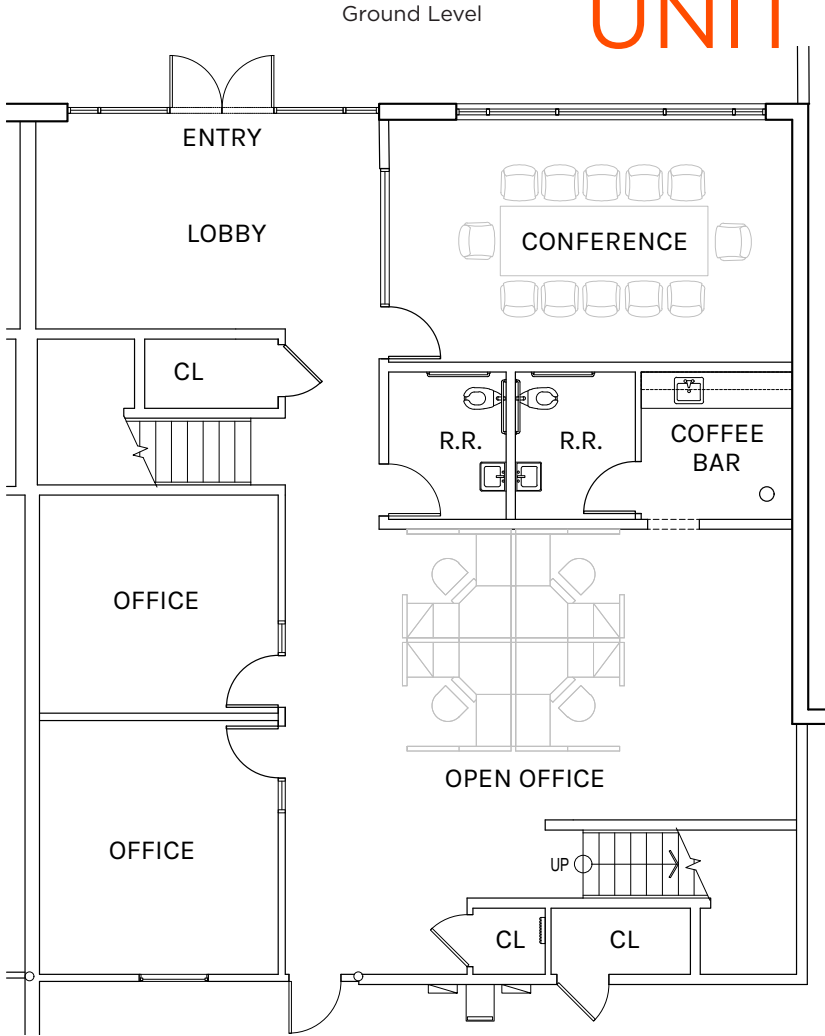
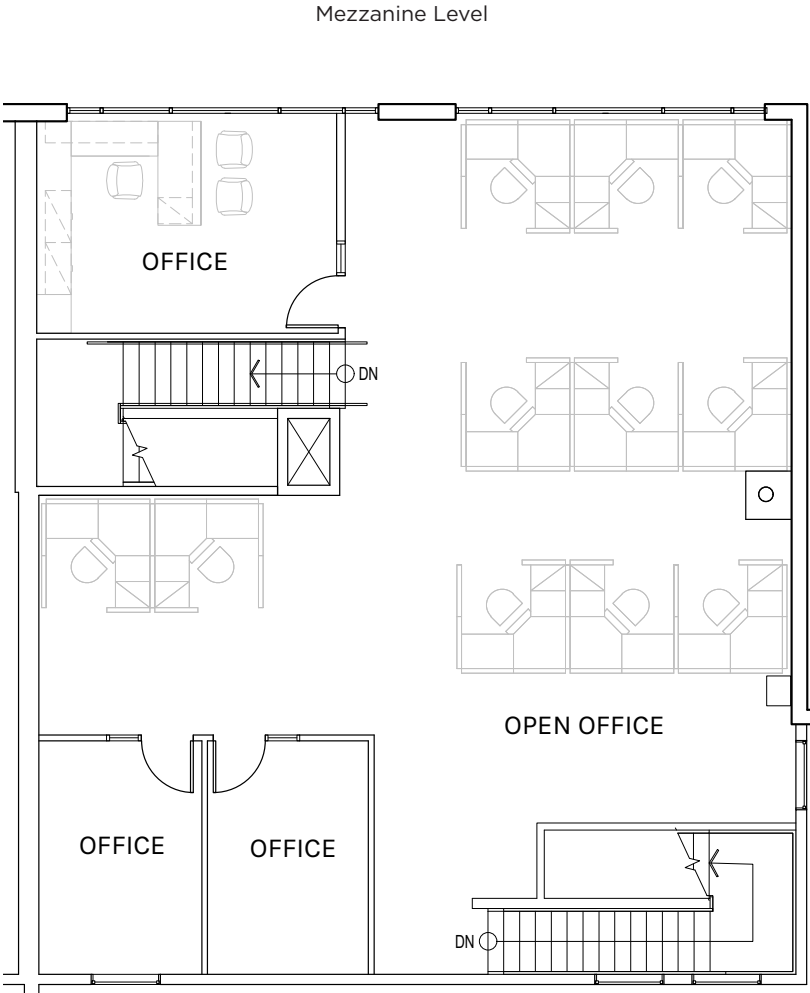
OFFICE
4,276 SF

TOTAL
18,475 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



UNIT C



GROUND FLOOR
2,237 SF

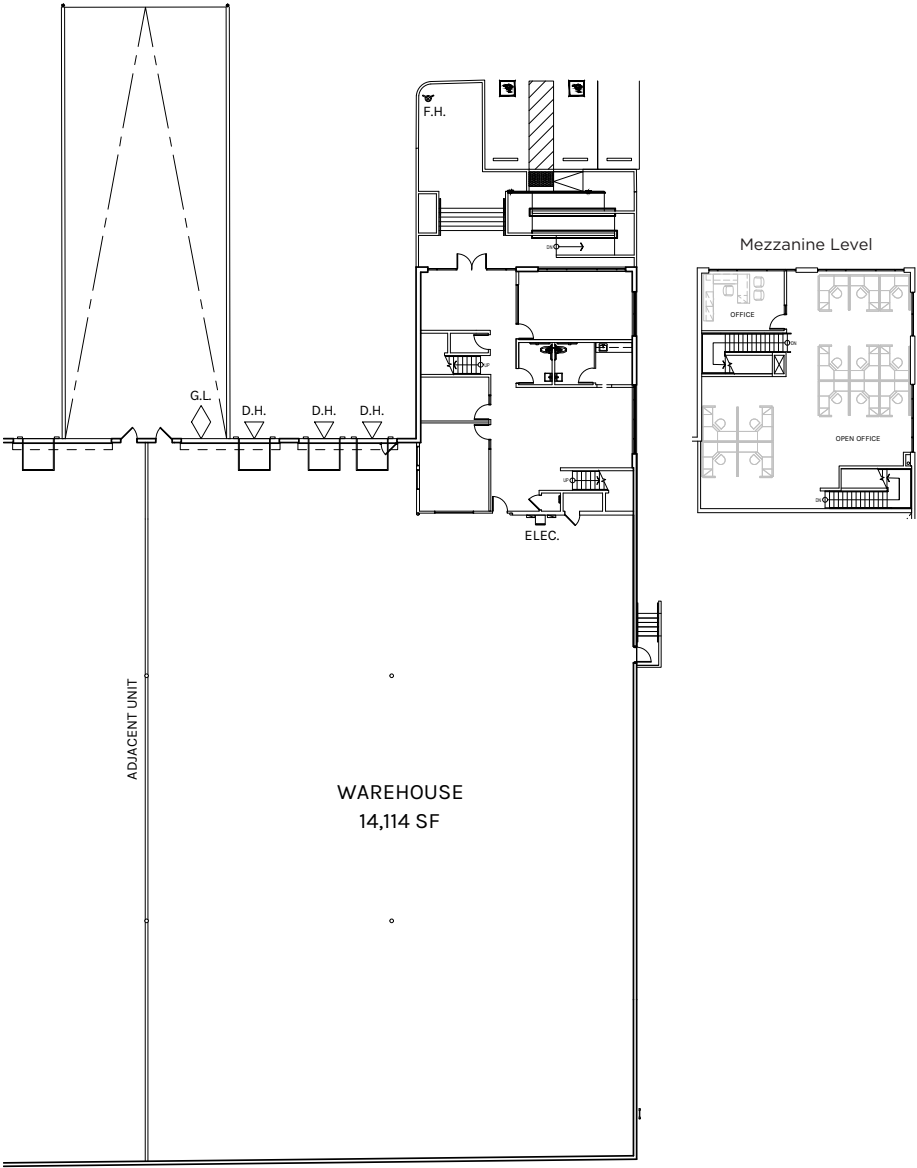
MEZZANINE
2,039 SF

TOTAL
4,276 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



UNIT D



WAREHOUSE
14,114 SF

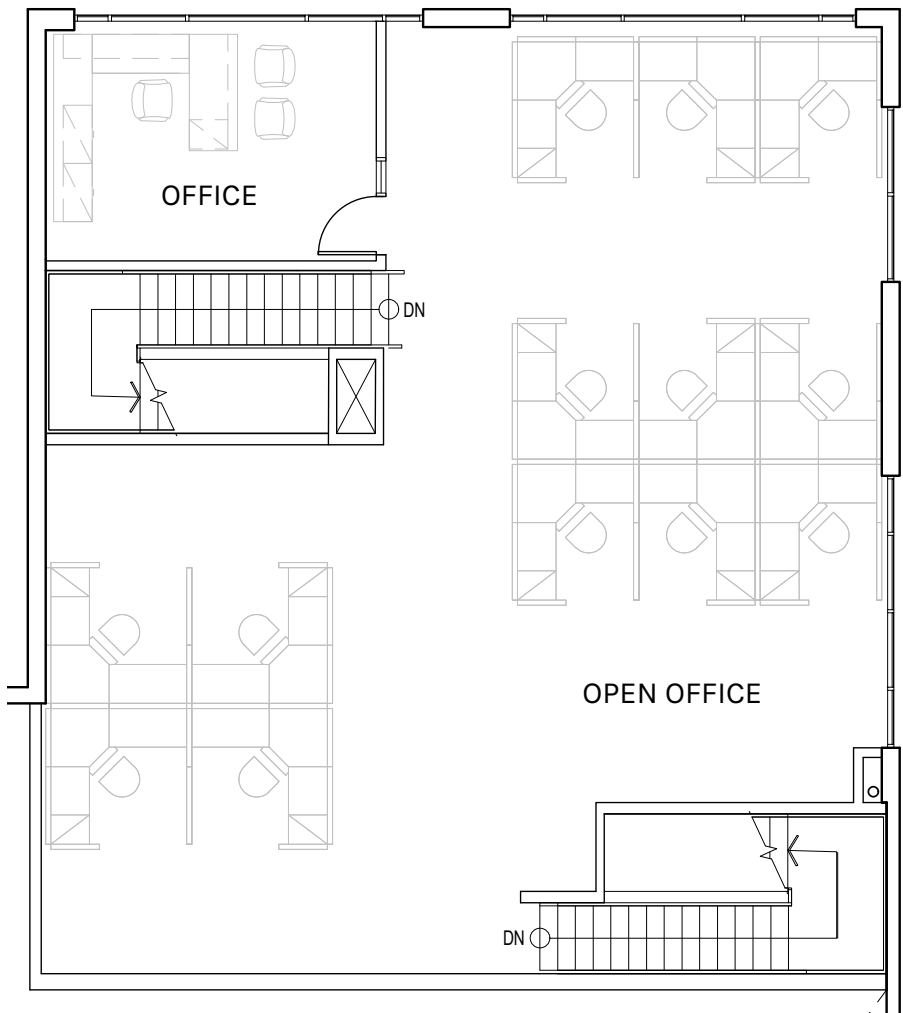
OFFICE
4,257 SF

TOTAL
18,371 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

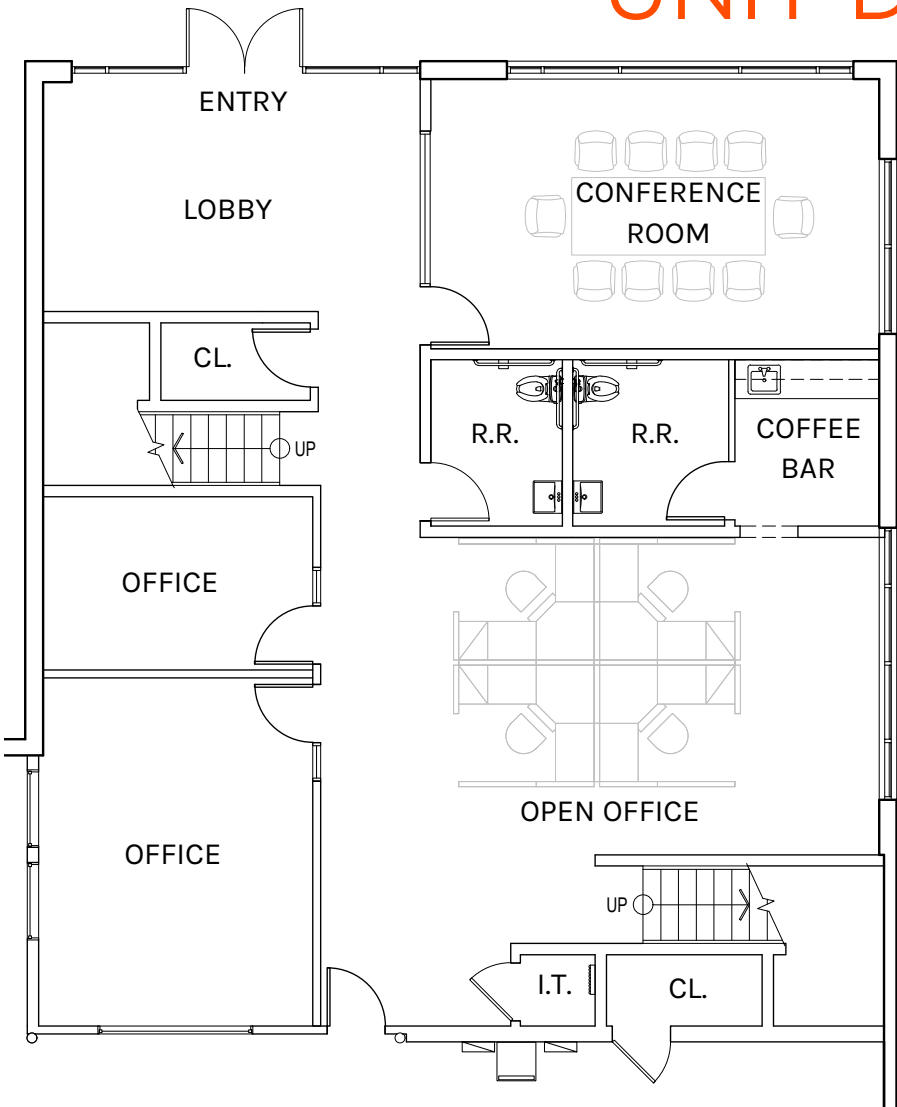


Mezzanine Level



Ground Level

UNIT D

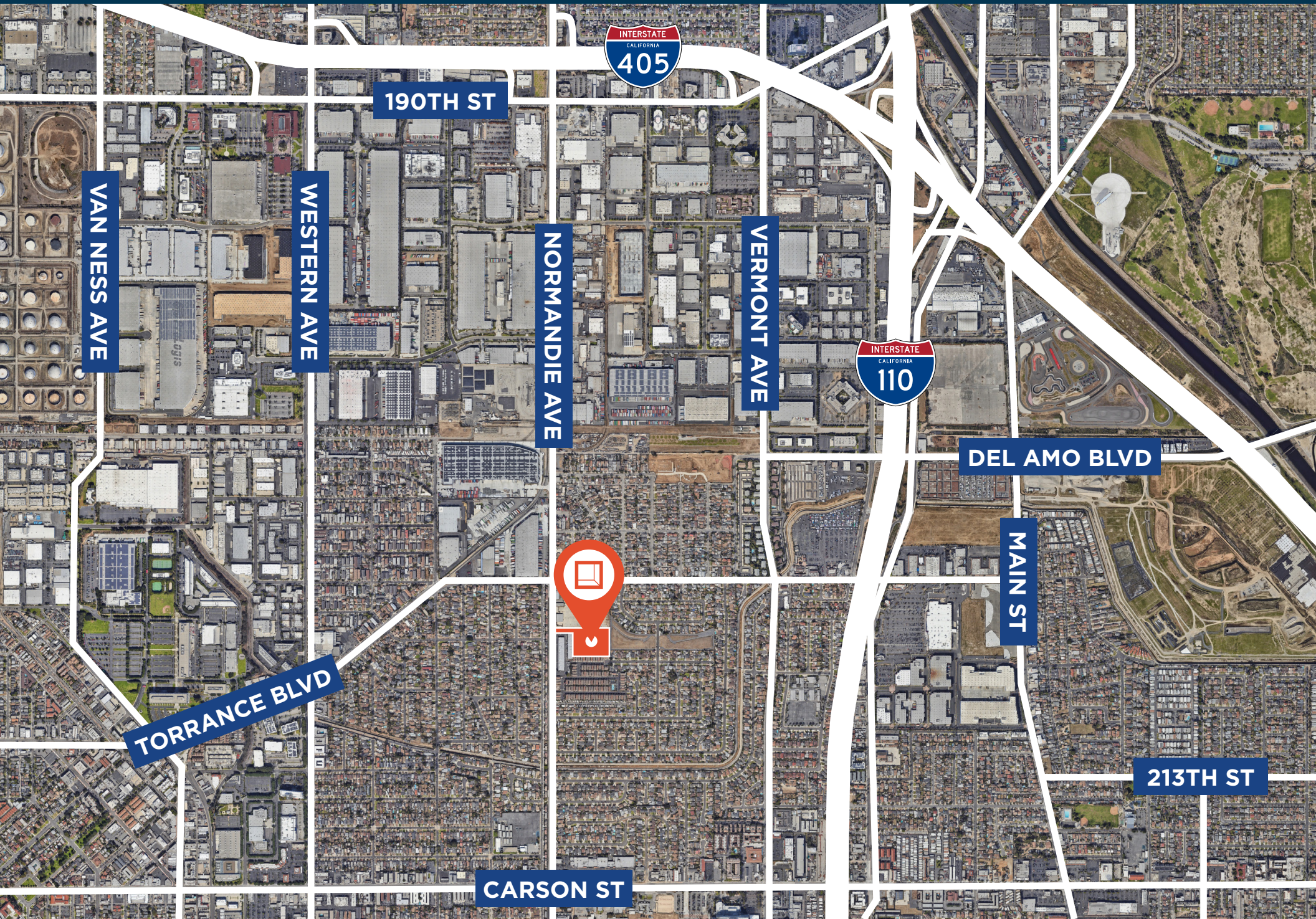


GROUND FLOOR
2,212 SF

MEZZANINE
2,045 SF

TOTAL
4,257 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.





1.0 Miles to (110) Freeway	1.3 Miles to (405) Freeway	3.0 Miles to (91) Freeway
7.5 Miles to (710) Freeway	7.5 Miles to (105) Freeway	6.5 Miles to Port of Los Angeles
9.5 Miles to Port of Long Beach	12 Miles to Los Angeles International Airport	15 Miles to Downtown Los Angeles



**Rexford
Industrial**

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