

Industrial Sublease

2929-2931 California Street, Torrance



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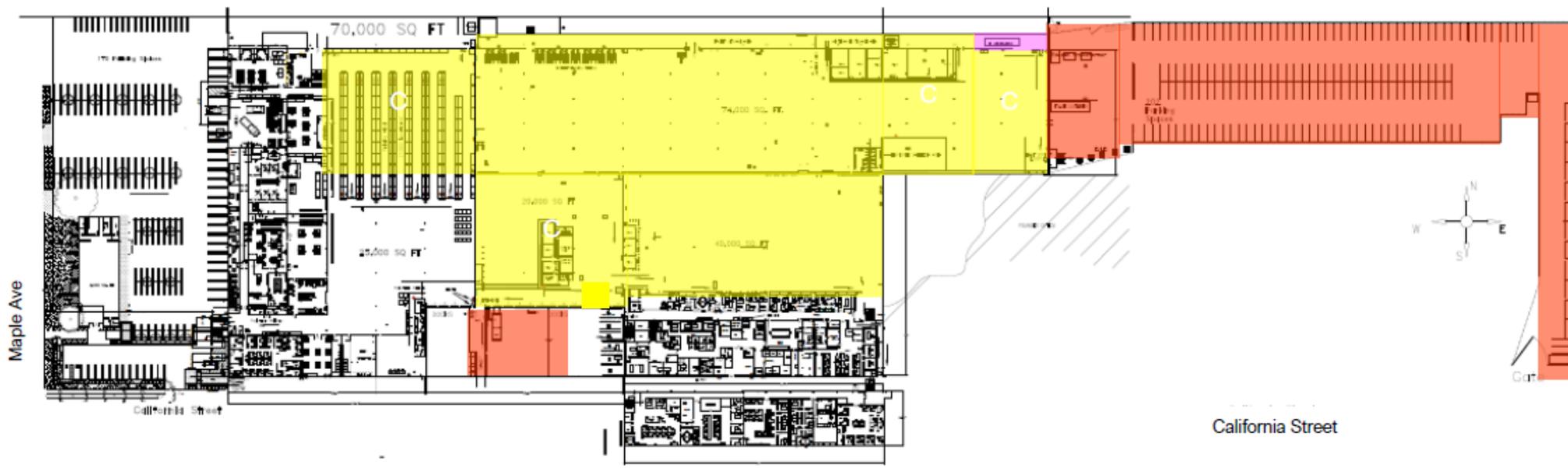


- Premises:** A portion of the Building consisting of approximately 154,000 SF (divisible)
- Rent:** \$1.10 Industrial Gross
- Availability:** Immediate
- Term:** Through March 31, 2032
- Office Space:** Approximately 5,000 SF
- Parking:** 210 spaces, free of charge (more possible)
- Clear Height:** 16' to 32'
- Loading:** 17 Dock High / 1 Grade Level
All Dock High doors accommodate tractor trailers
- Power:** 2929 California: 4000 amps*, 277/480 V of 3 phase
2931 California: 3000 amps*, 277/480 V of 3 phase
* subtenant to independently verify

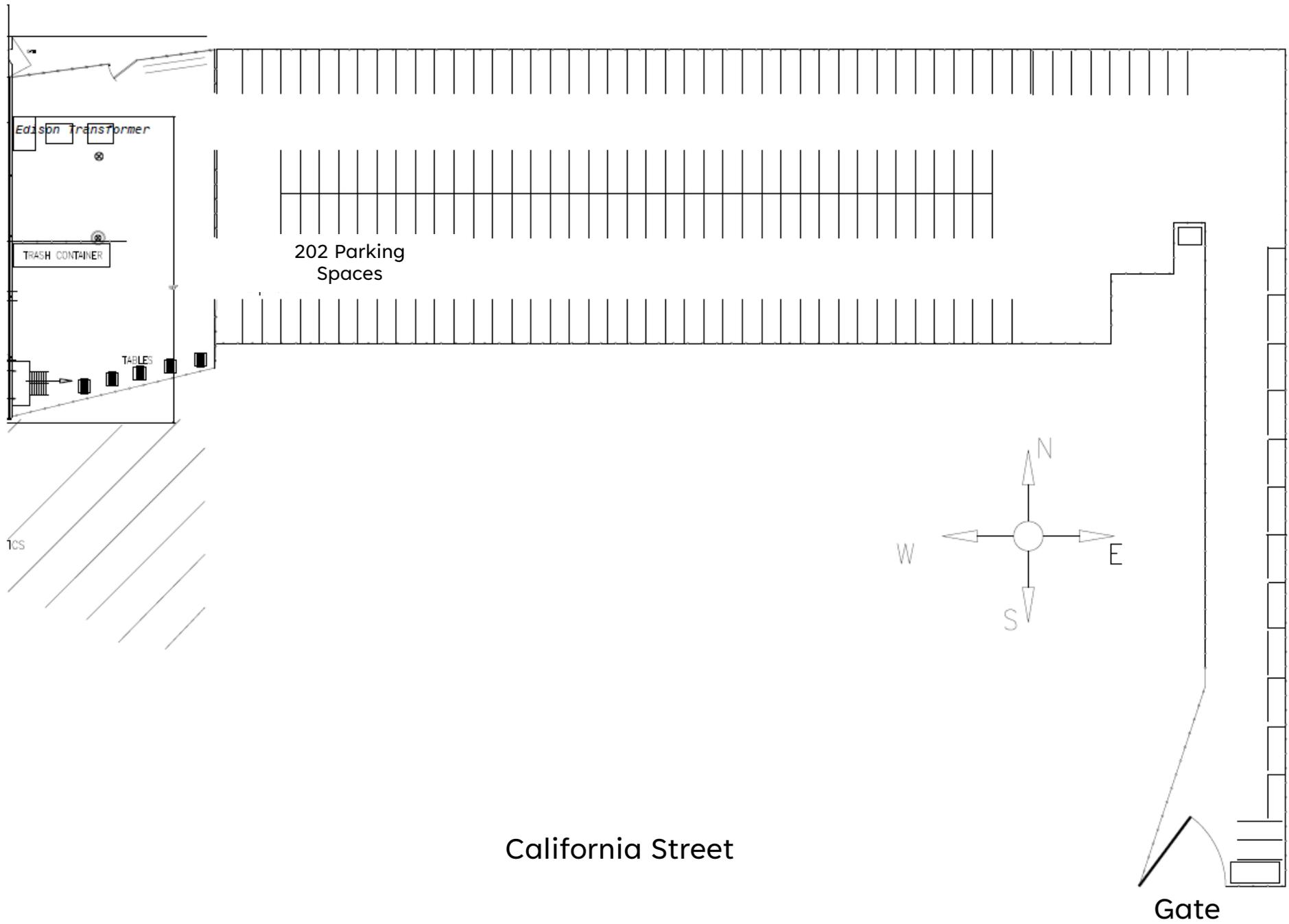


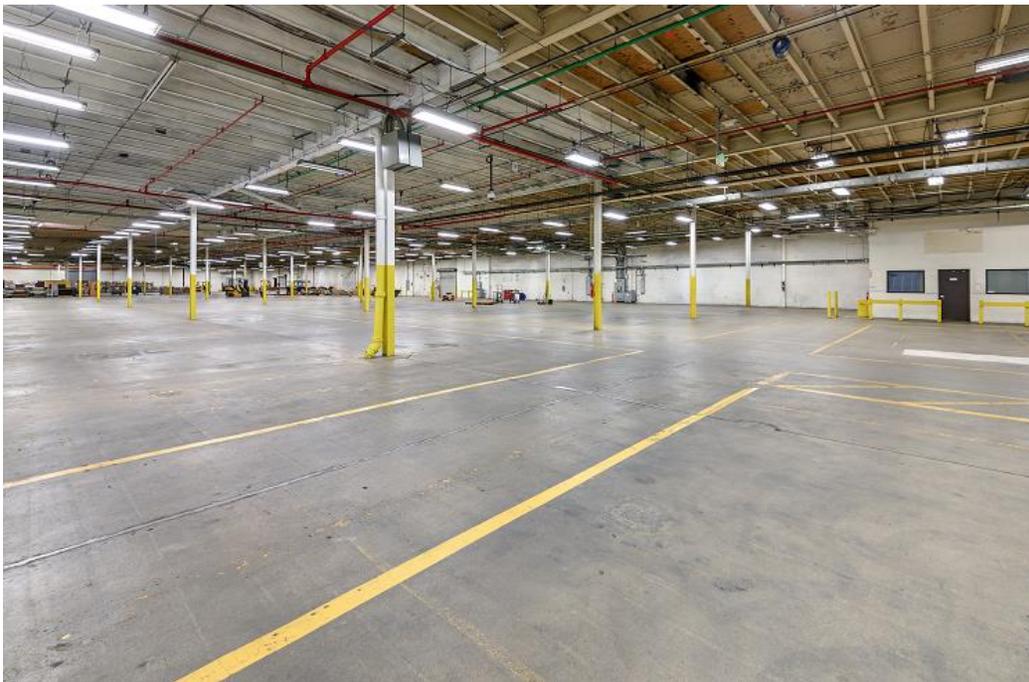
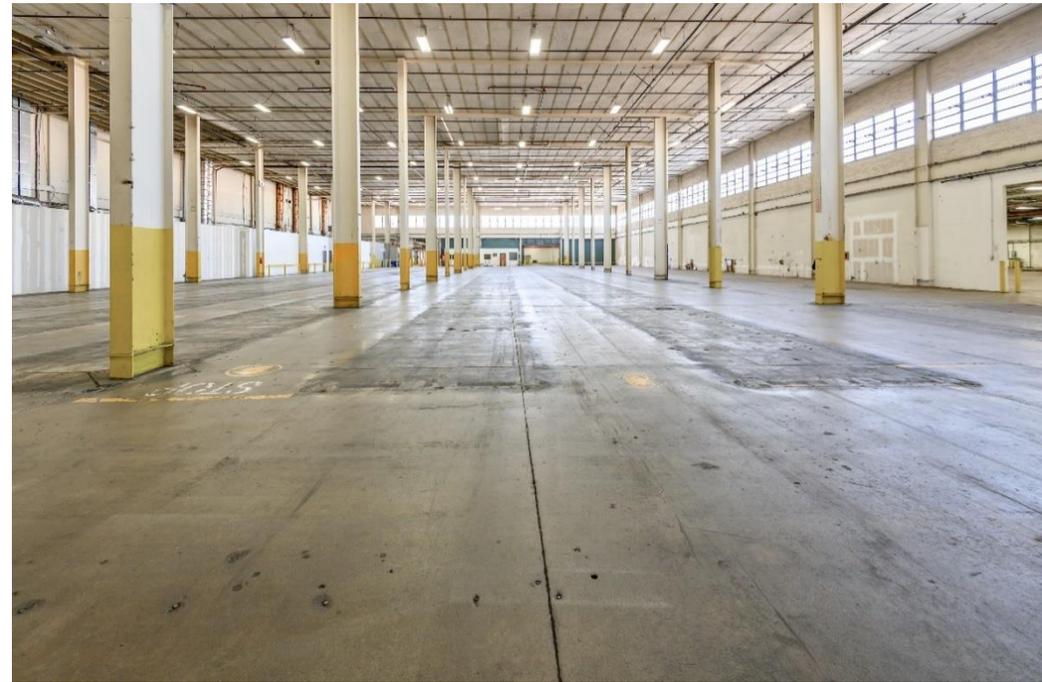
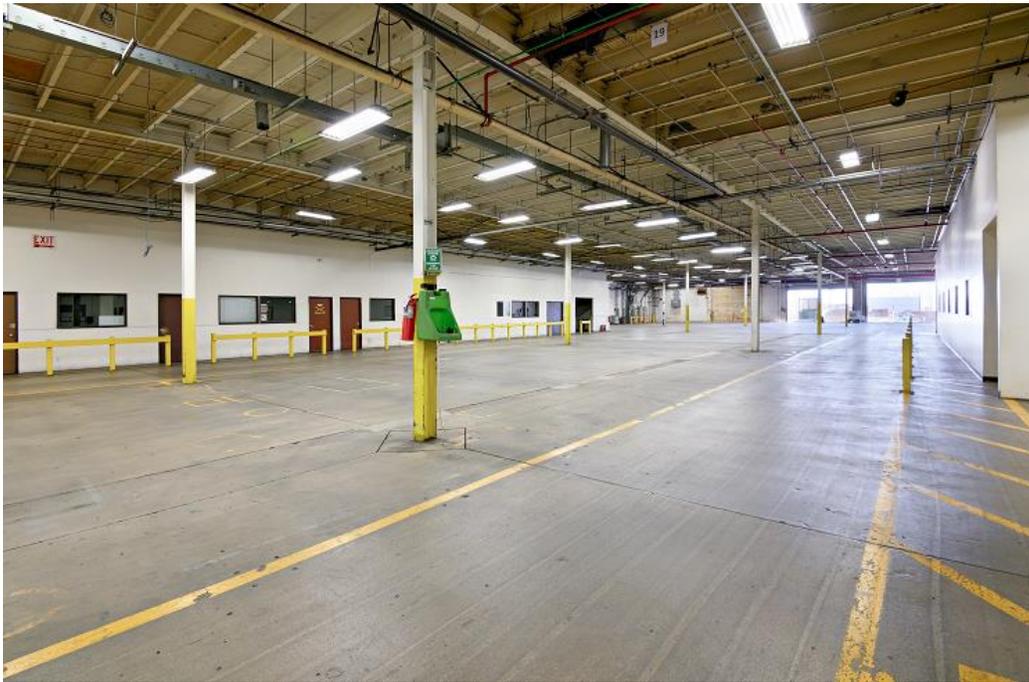
Highlights

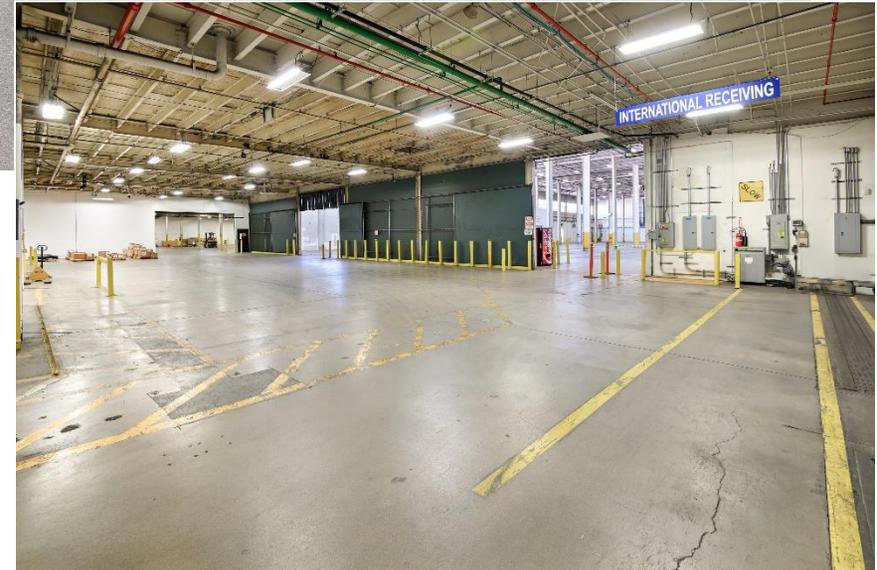
- Well below market rate
- Central Torrance location
- Good access to 405 & 110 Freeways
- Close to Hawthorne Boulevard amenities
- Strong credit sublessor
- Exceptional power
- Extensive parking

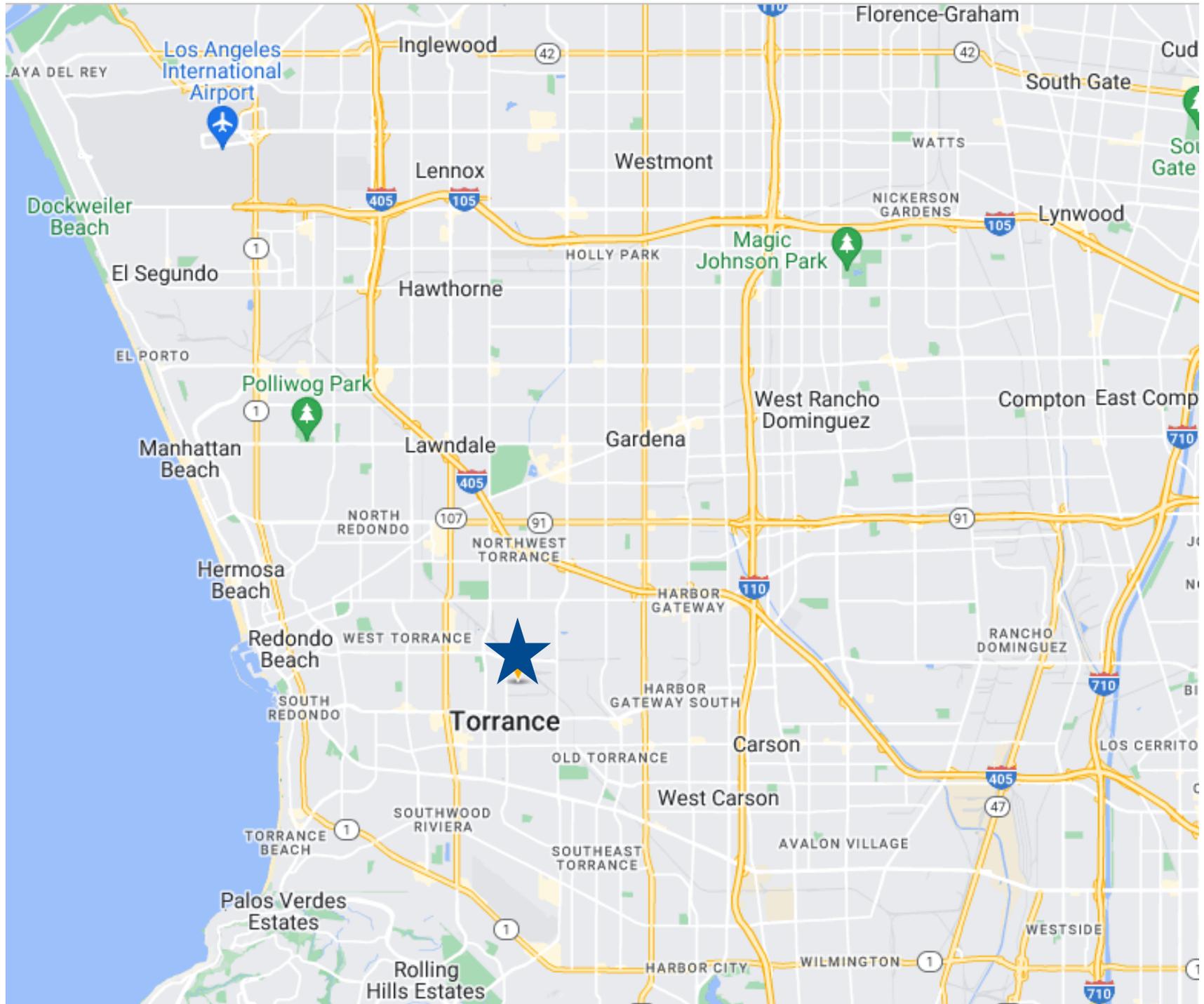


- Available Sublease Space
- Exclusive Loading Docks and Parking Areas
- Sublessor's Emergency Generator











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