

Available SF

1,380 SF

Industrial For Lease

Building Size

11,414 SF

**Property Name:**

Torrance Technology Center

**Address:**

2401 W 208th St, Unit C9, Torrance, CA 90501

**Cross Streets:**

208th St/Crenshaw Blvd

High Image, Multi-Tenant Industrial Park  
1 1/2 Miles South of 405 Fwy, Cia Crenshaw Blvd  
Open Office and Warehouse Includes Kitchenette

**Lease Rate/Mo:** \$2,553  
**Lease Rate/SF:** \$1.85  
**Lease Type:** Net / Op. Ex: \$0.43  
**Available SF:** 1,380 SF  
**Minimum SF:** 1,380 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$2,578 / 2025  
**Yard:** No  
**Zoning:** M2

**Sprinklered:** No  
**Clear Height:** 16'  
**GL Doors/Dim:** 1 / 10'x12"  
**DH Doors/Dim:** 0  
**A: 100 V: 120/208 0: 3 W: 4**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1988R13

**Whse HVAC:** No  
**Parking Spaces:** 4 / **Ratio:** 2.9:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 690 SF / 1  
**Restrooms:** 1  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 11/01/2025  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Torrance  
**APN#:** 7352-018-058

**Listing Company:** The Klabin Company**Agents:** [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com)**Listing #:** 43551023**Listing Date:** 10/15/2025**FTCF:** CB300N000S000/OAA

**Notes:** Total NNN Fees: \$.4354 PSF (CAM=\$.2510 PSF, Taxes=\$.1557 PSF, Insurance=\$.0287 PSF). HVAC maintenance=\$50/month. Special features: part of industrial park. Lessee to verify all information contained herein.



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TORRANCE, CA 90502

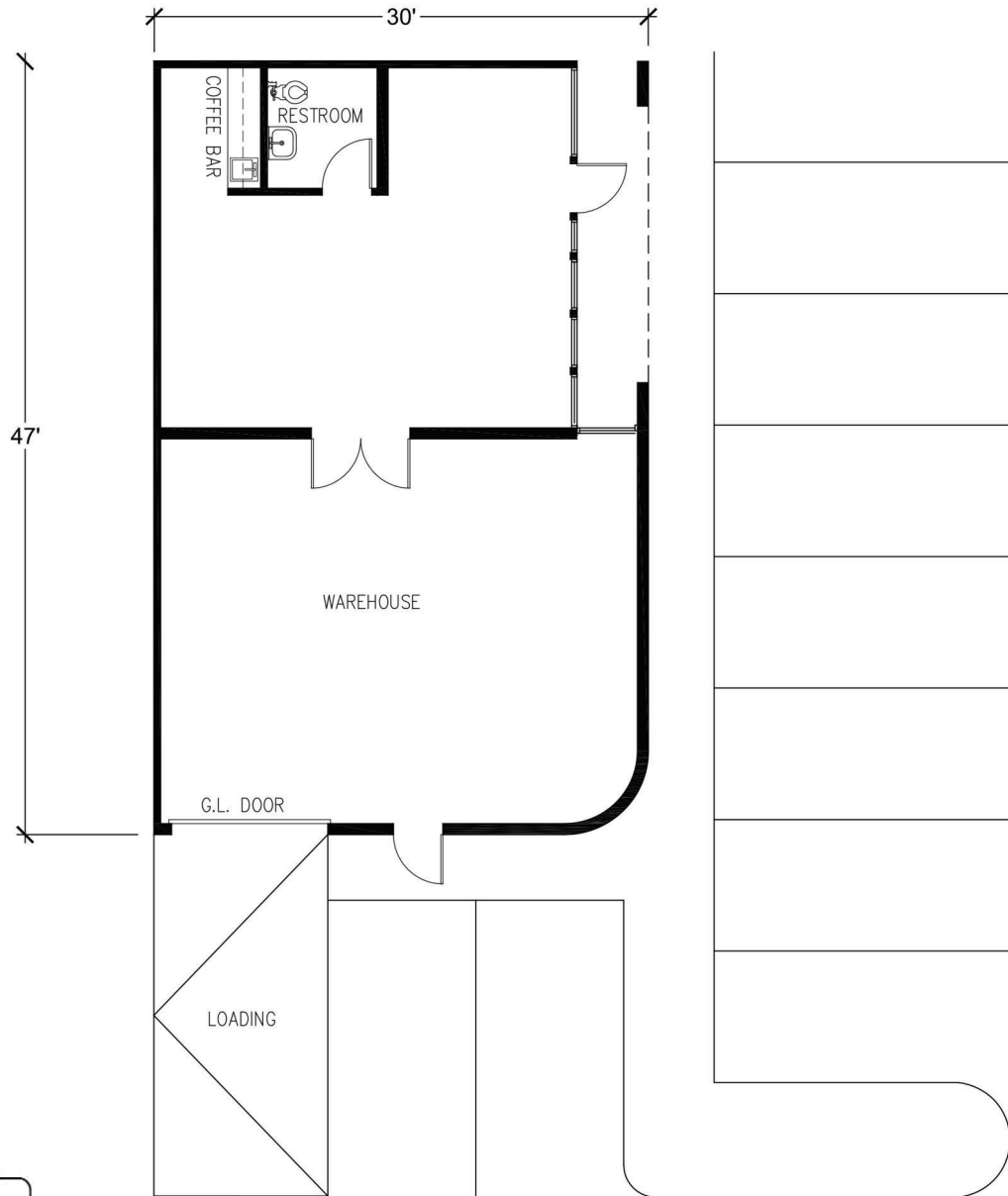
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**310.329.9000**

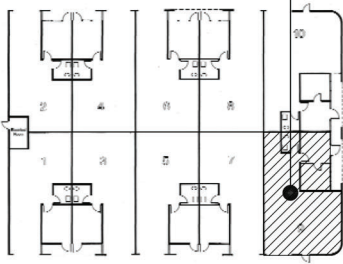


## SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



2401 208TH ST., UNIT C9



KEY PLAN