

INDUSTRIAL FOR LEASE

19801 Hamilton Avenue

Torrance, California 90502

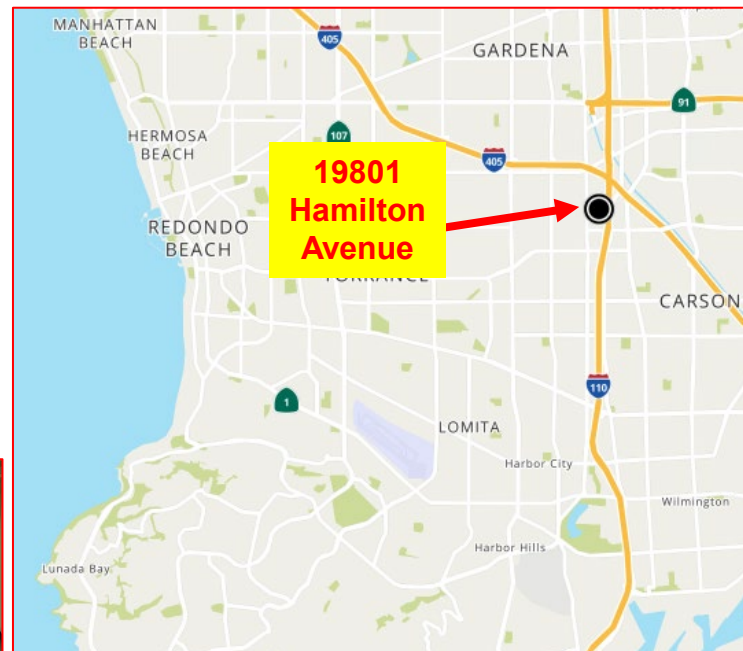
INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING

REFURBISHMENT JULY 2026!



*** INDUSTRIAL / WAREHOUSE / SHOWROOM * 110 FWY EXPOSURE ***
*** HIGH IMAGE BUILDING WITH EXTENSIVE USE OF GLASS ***

- ❖ Building Size: 7,400 Square Feet
- ❖ Zoning: LAM3
- ❖ Roof Type: Laminated/GLU Wood Beam
- ❖ Year Built: 2003
- ❖ Ground Level Doors: 1 (12'x14')
- ❖ Office/Showroom Area: 3,400 Square Feet (2-Story)
- ❖ Clear Height: 24'
- ❖ Construction Type: Concrete Tilt-Up
- ❖ Parking: 17 Spaces
- ❖ Power: 400 Amps, 277/480 Volts, 3 Phase, 4 Wire
- ❖ Sprinklers: Yes
- ❖ Skylights: Yes
- ❖ APN#: 7351-033-047
- ❖ Asking Lease Rate: \$1.65 PSF NNN + \$.394 OPEX



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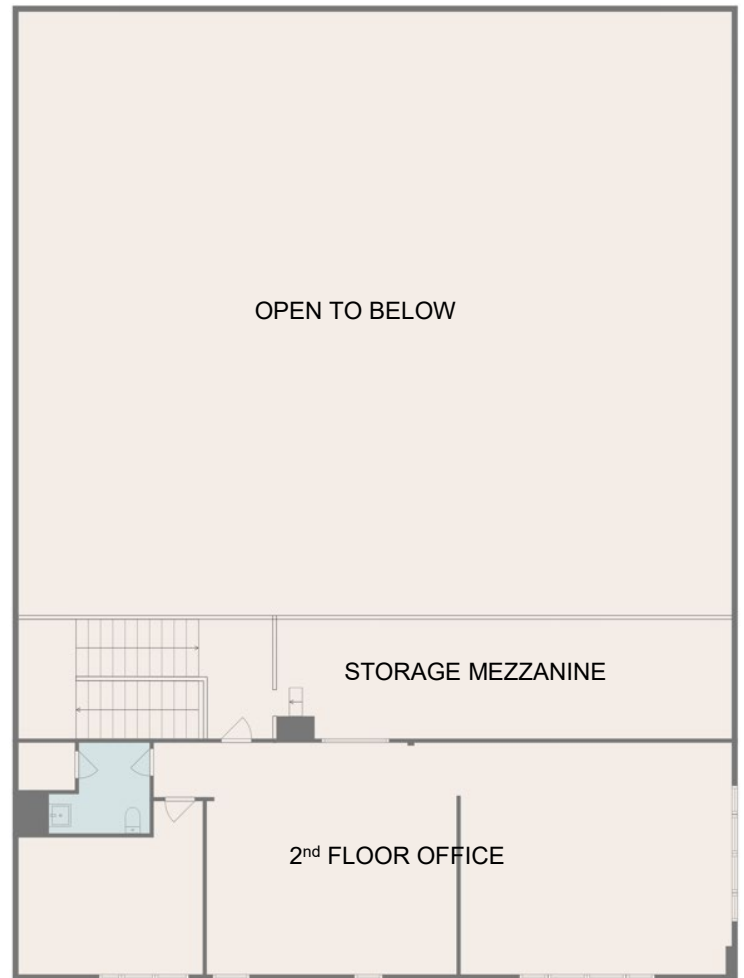
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