

Available SF 4,380 SF

Industrial For Lease & For Sale

Building Size 4,380 SF



Address: 1220 251st St, Harbor City, CA 90710

Cross Streets: 251st St/Normandie Ave

Free Standing Building; Close Proximity To Palos Verdes
Industrial Duplex
21' Clear Height; 2007 Concrete Block Construction
2 Fenced Concrete Yards Front & Back; Ally Way Access
2 Ground Level Doors, Partially Furnished Office Area
Good Condition; Responsive Management, Well Maintained

Lease Rate/Mo: \$5,694
Lease Rate/SF: \$1.30
Lease Type: Gross
Available SF: 4,380 SF
Minimum SF: 4,380 SF
Prop Lot Size: 0.17 Ac / 7,510 SF
Term: 5 Years
Sale Price: \$1,839,600.00
Sale Price/SF: \$420.00
Taxes: \$11,622
Yard: Fenced / Paved
Zoning: (Q)M1-1VL

Sprinklered: No
Clear Height: 21'
GL Doors/Dim: 2
DH Doors/Dim: 0
A: 200 V: 0: W:
Construction Type: Concrete
Const Status/Year Blt: Existing / 2007
Whse HVAC: No
Parking Spaces: 6 / **Ratio:** 1.4:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,800 SF / 5
Restrooms: 2
Office HVAC: None
Finished Ofc Mezz: 600 SF
Include In Available: Yes
Unfinished Mezz:
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Torrance
APN#: 7413007018

Listing Company: CBRE - El Segundo
Agents: [Dean Haney 310-614-2092](mailto:dean.haney@cbre.com)
Listing #: 38890452
Notes: Call Dean Haney to schedule a tour. Lessee to verify all information on this brochure and specifically the electrical power service.

Listing Date: 09/12/2023 **FTCF:** CB250Y000S200