



ATRIUM

BUSINESS CENTER

23860 Hawthorne Blvd.
Torrance, CA 90505

OVERFLOW
PARKING

Colliers

LEDO
CAPITAL
GROUP

FOR LEASE

WAREHOUSE
FLEX SPACE

Kyle Degener

Senior Vice President
License No. 01793817
+1 310 321 1805
kyle.degener@colliers.com

Thacher Goodwin

Vice President
License No. 01758949
+1 310 321 1821
thacher.goodwin@colliers.com

Carter Rudnick

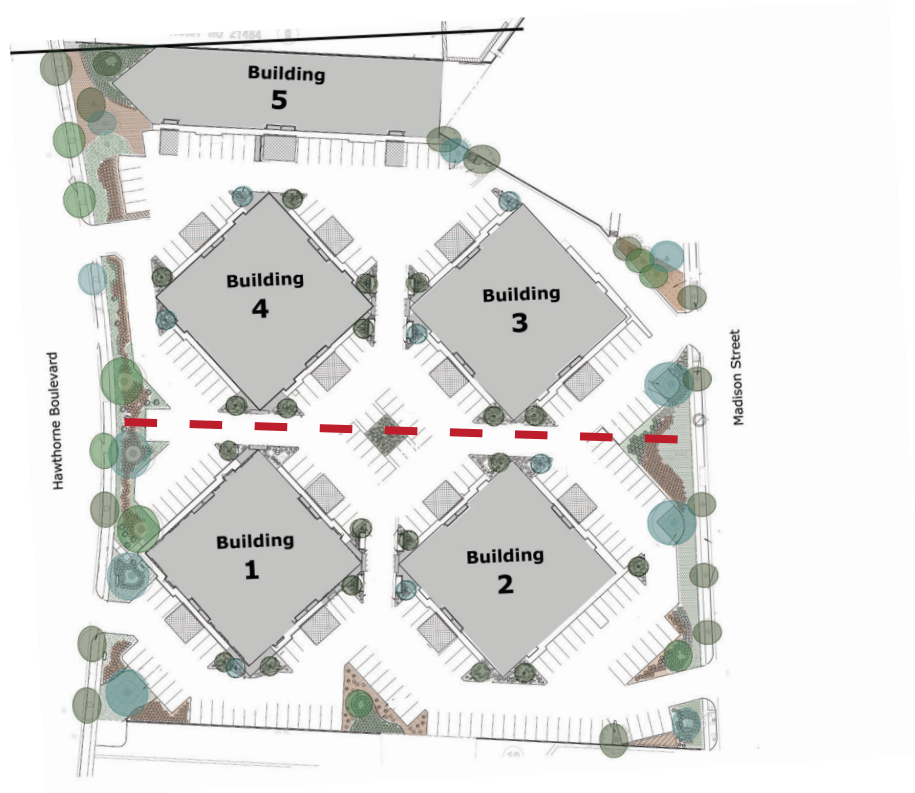
Senior Associate
License No. 01978170
+1 310 321 1835
carter.rudnick@colliers.com

Property Highlights

- Flex industrial warehouse and office campus with private entrances and office amenities
- Heavy power (each building): approx. 1,200-1,600 AMP / 3 phase / 4 wire
- Flex industrial buildings with second floor office, production/storage, mezzanine space surrounding an open atrium with expansive glass line
- Zoned industrial
- Adjacent to major amenities
- Ground-level buildings (6-8 per building)
- Abundant on-site and off-site parking or van storage. Madison lot can accommodate an additional (192) parking spaces.



Summary

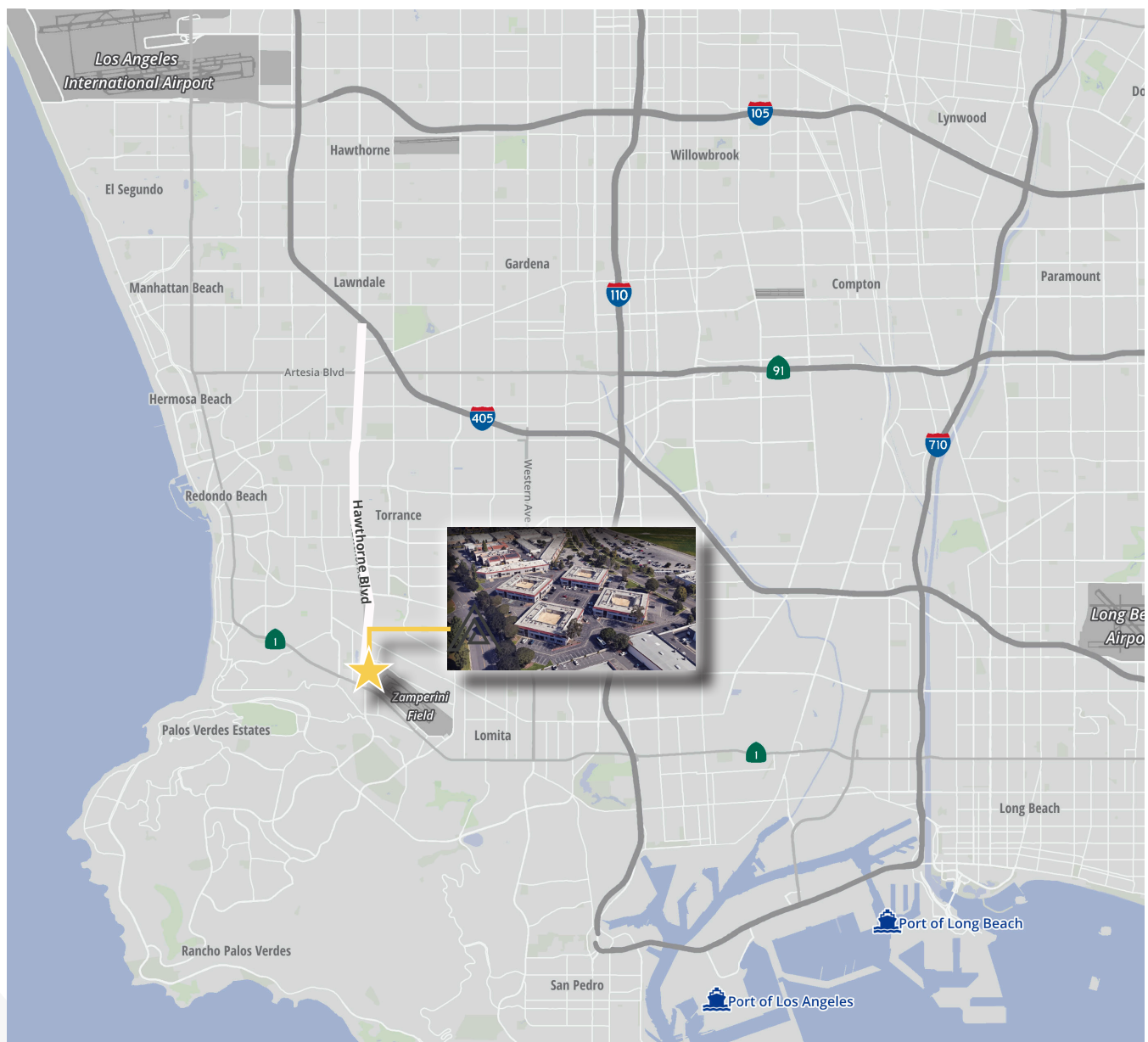


<u>Building</u>	<u>Status</u>	<u>Page</u>
1	Redevelopment	5 , 6
2	Redevelopment	5 , 6
3	Three (3) Units Available (Two (2) can be combined)	7
4	One (1) Unit Available	8
5	Fully Leased	9

Location

Location Overview

- Great Beach Cities location
- Conveniently located at the base of Palos Verdes in South Torrance
 - No Gross Receipts tax
- Adjacent to Torrance Airport and various retail amenities
- Ample Parking: 4 parking stalls per 1,000 SF
- Located along Hawthorne Blvd. just north of PCH. Additional parking options and open street parking



Photos



Building 1 & 2 Existing Development

For Sale / For Lease

Parcels can be purchased individually, a combination, or all together

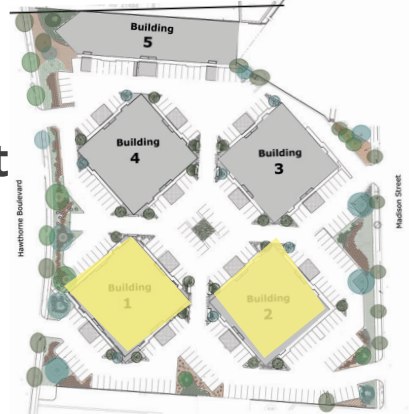


Both buildings can be delivered vacant upon closing.

*Square footage numbers are for reference purposes only and are not a representation or warranty.

Building 1 & 2 - Conceptual Redevelopment

For Sale / For Lease



Entitled Build-To-Suit

Building Size: +/-56,830 SF

Land Size: +/-107,022 SF

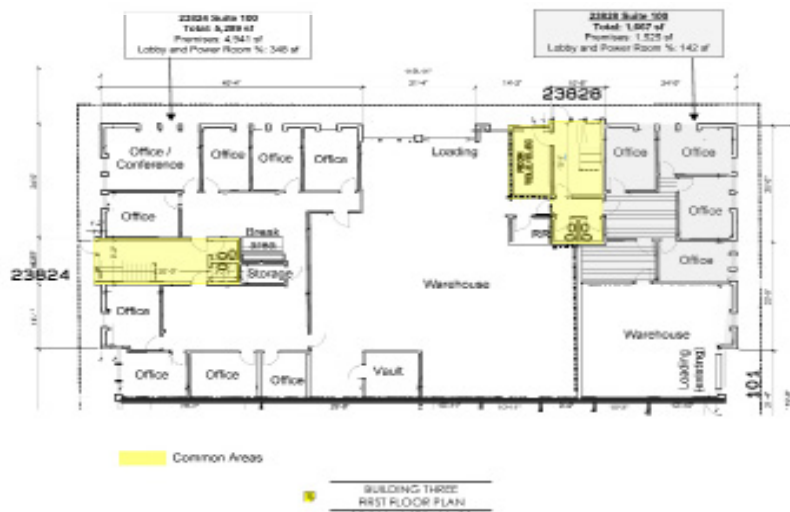
Lease Rate: Negotiable

Purchase Price: Negotiable

Building 3 - Leasing Options



First Floor



Second Floor



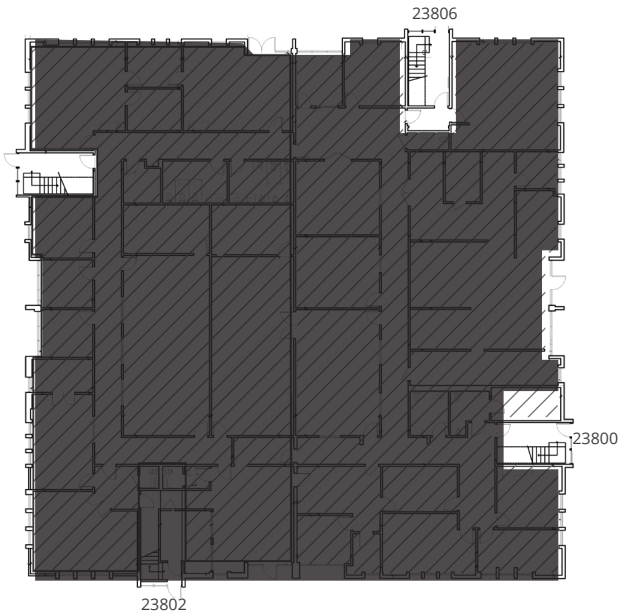
BUILDING 3

Unit Address	Unit Size	Warehouse	Office	Base Lease Rate
23824 - 100	5,289 SF	2,500 SF	3,318 SF	\$2.00 PSF
23828 - 100	1,667 SF	910 SF	757 SF	\$2.00 PSF
23824 - 100 and 23828 - 100	6,956 SF	3,410 SF	4,075 SF	\$2.00 PSF
23824 - 201	802 SF	0 SF	802 SF	\$2.00 PSF

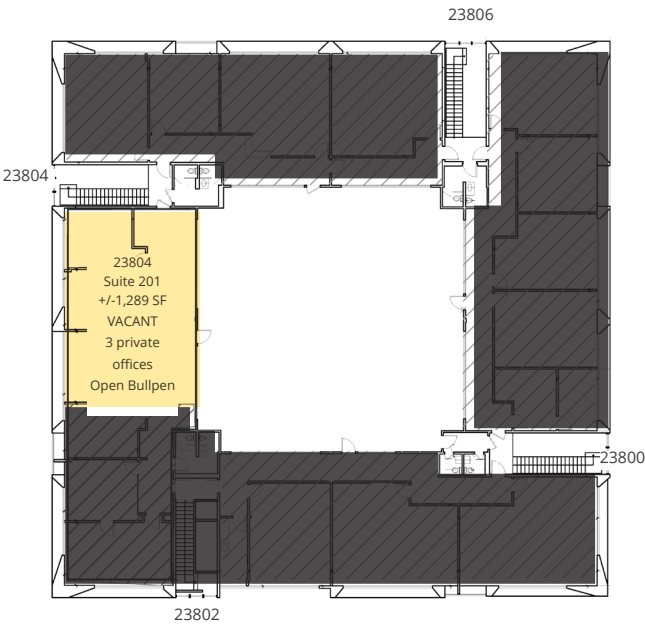
Leasing Options - Building 4



First Floor



Second Floor



BUILDING 4

Unit Address	Unit Size	Warehouse	Office Base Lease Rate	
23804 - 201	1,289 SF	0 SF	1,289 SF	\$2.00 PSF

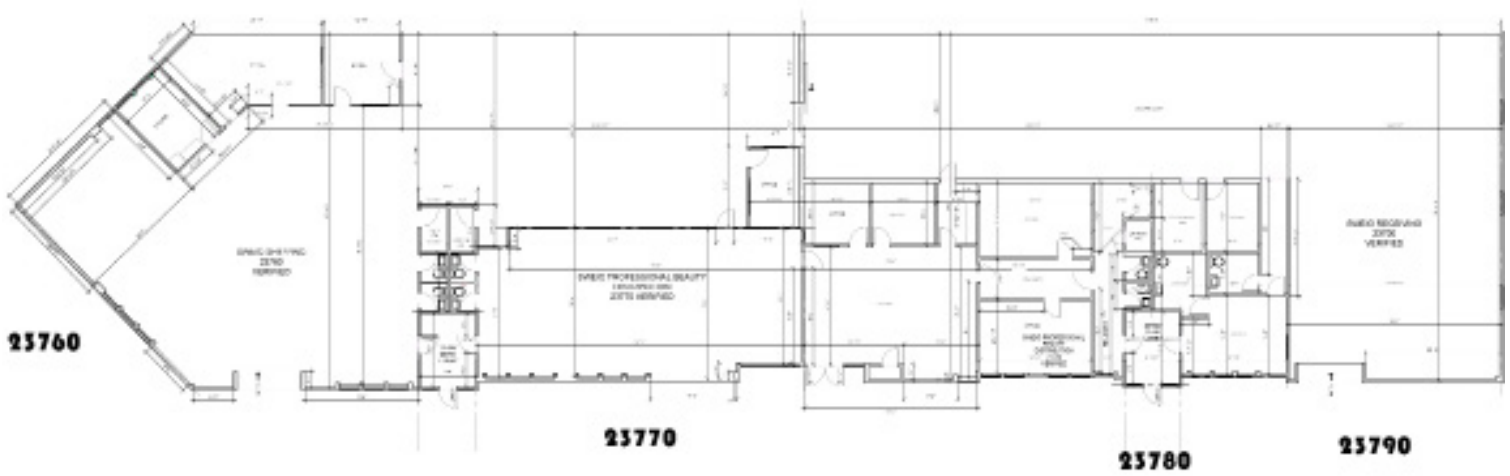
Building 5 - Leasing Options

Leasing Options

Building 5



First Floor



FULLY LEASED

Local Companies

