

**NORMANDIE BUSINESS CENTER**  
20920-20950 NORMANDIE AVE, TORRANCE, CA 90502

**INDUSTRIAL OFFICE/  
WAREHOUSE**



**PROPERTY HIGHLIGHTS**

Available Space	<b>±1,205 - ±2,134 SF</b>
Asking Rate	<b>\$1.75/SF MG + CAM</b>

- Professionally Managed Industrial Unit
- M2 Zoning
- Unincorporated LA County Location with a Torrance P.O.
- 16' Clearance Height
- One (1) Ground Level Door
- Immediate Access to the 405, 91, and 110 Freeways

**Contact Us Today!**

**Bret Osterberg**

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310.965.1748

**Dustin Byington**

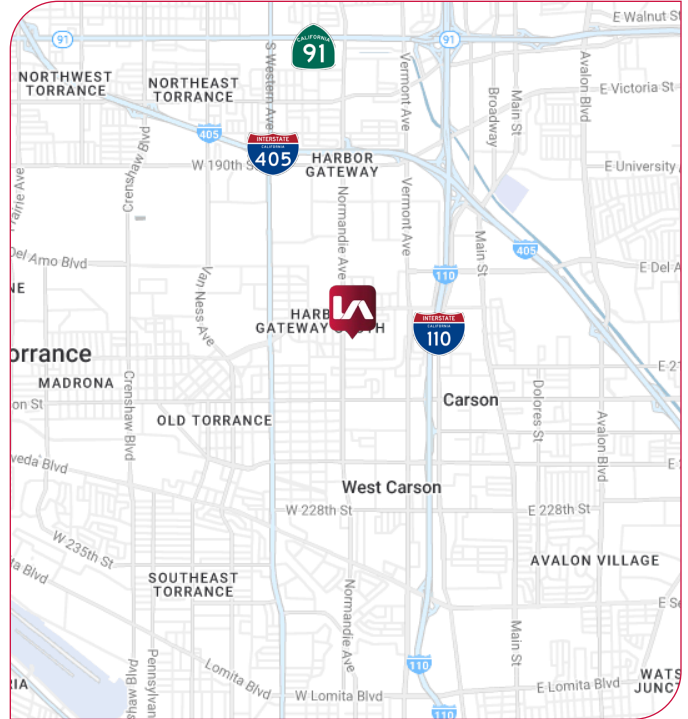
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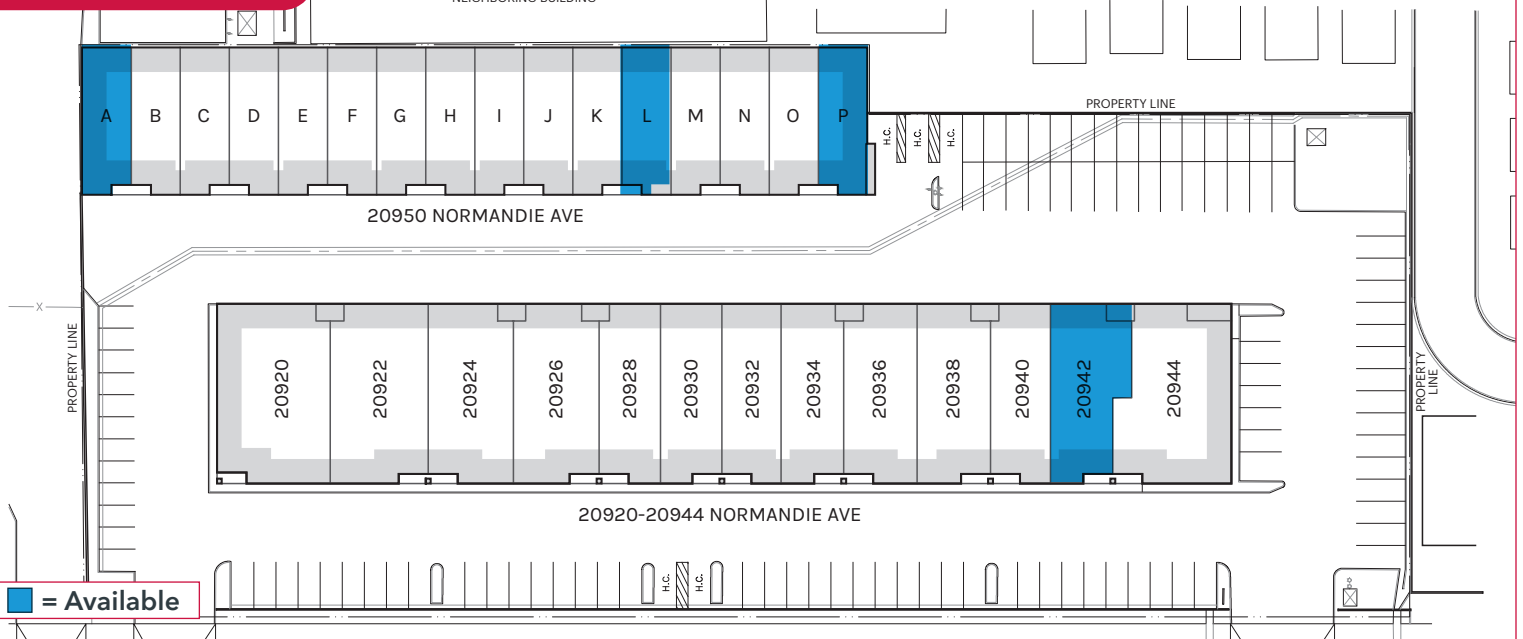
## INDUSTRIAL OFFICE/ WAREHOUSE

UNIT	SIZE	DESCRIPTION
<b>A</b>	±1,211 SF	<ul style="list-style-type: none"> <li>±130 SF Office</li> <li>\$1.75/SF MG + CAM</li> <li>One (1) Ground Level Door</li> </ul>
<b>L</b>	±1,205 SF	<ul style="list-style-type: none"> <li>±165 SF Office</li> <li>\$1.75/SF MG + CAM</li> <li>One (1) Ground Level Door</li> </ul>
<b>P</b>	±1,206 SF	<ul style="list-style-type: none"> <li>±166 SF Office</li> <li>\$1.75/SF MG + CAM</li> <li>One (1) Ground Level Door</li> </ul>
<b>20942</b>	±2,134 SF	<ul style="list-style-type: none"> <li>±421 SF Office</li> <li>Unincorporated L.A. County Location</li> <li>Rate = TBD + CAM</li> <li>One (1) Ground Level Door</li> </ul>



### SITE PLAN

NEIGHBORING BUILDING



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**UNIT L**



**UNIT 20942**

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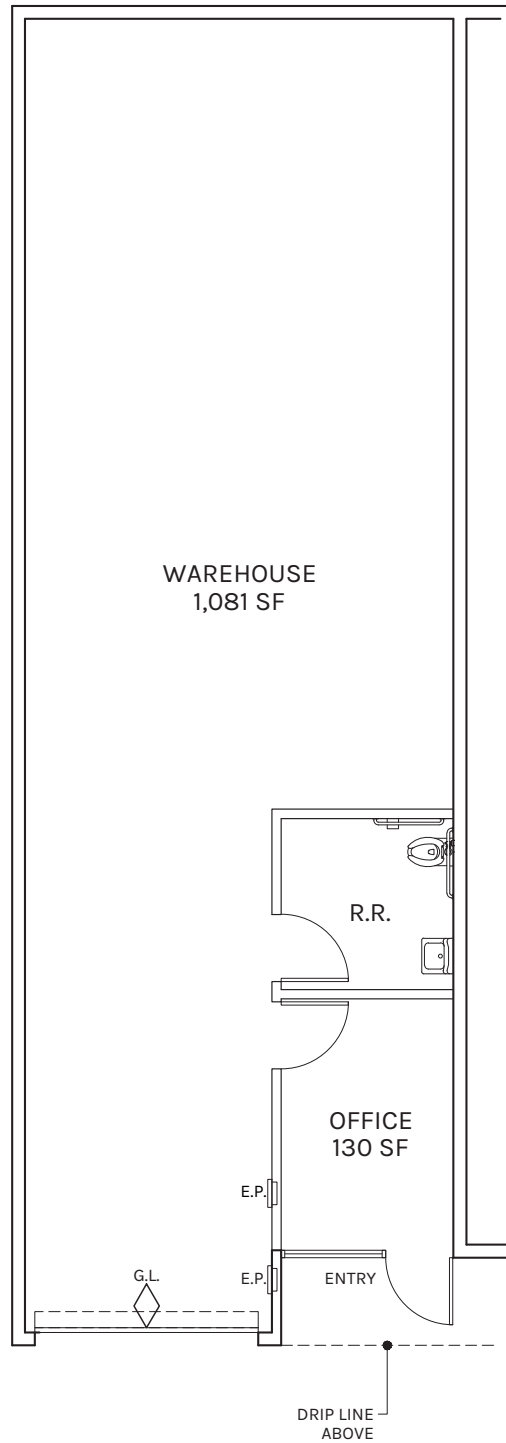
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**FLOOR PLAN**



**UNIT A**

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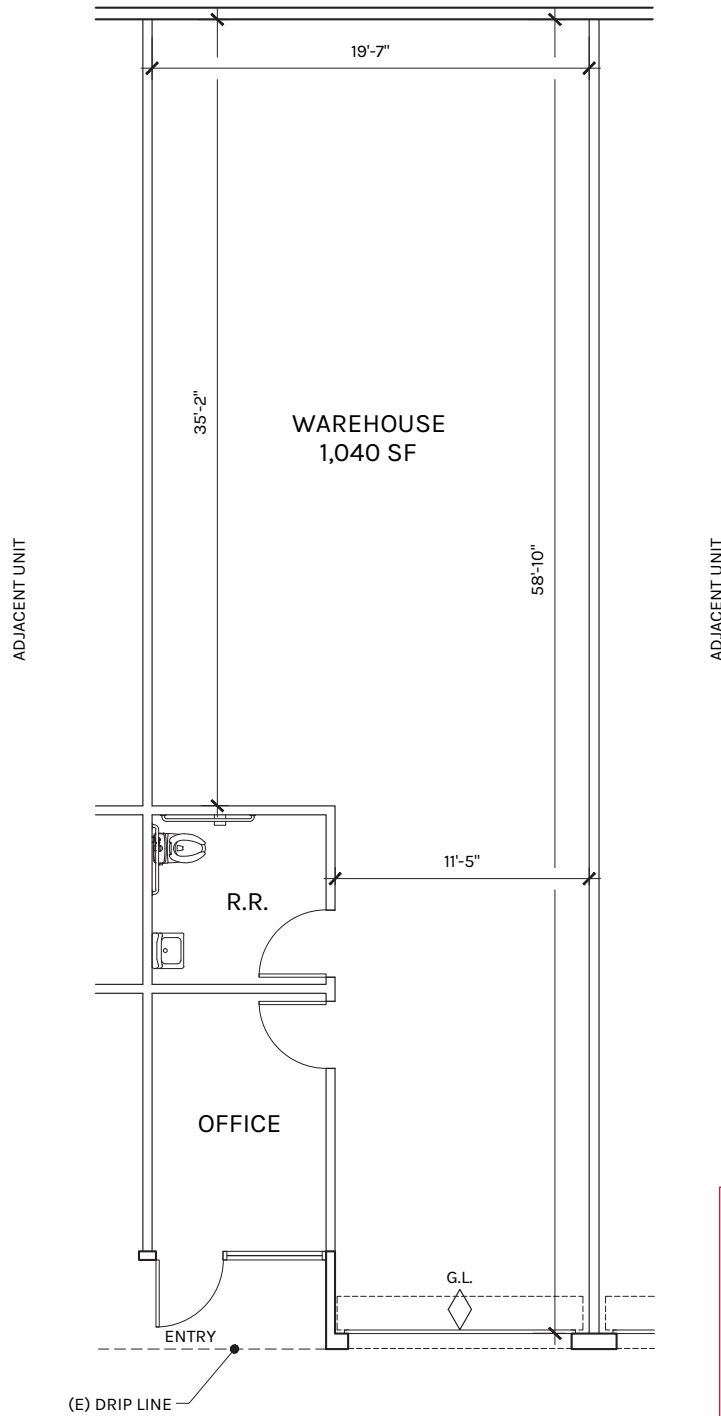
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**FLOOR PLAN**



**UNIT L**

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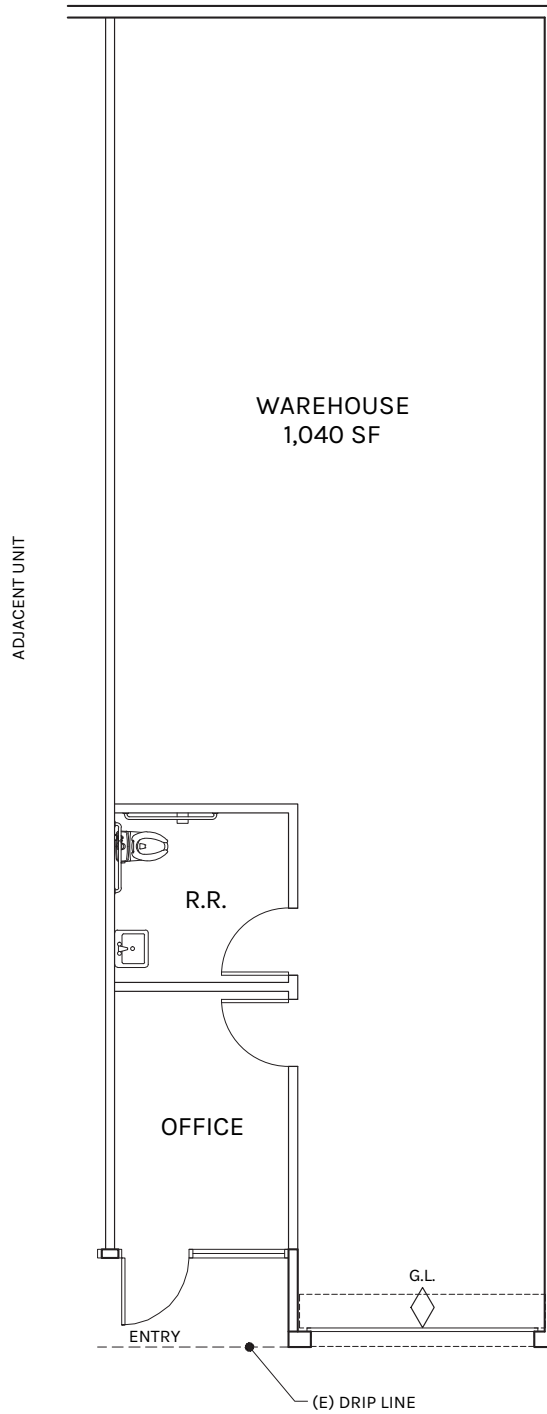
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**FLOOR PLAN**



**UNIT P**

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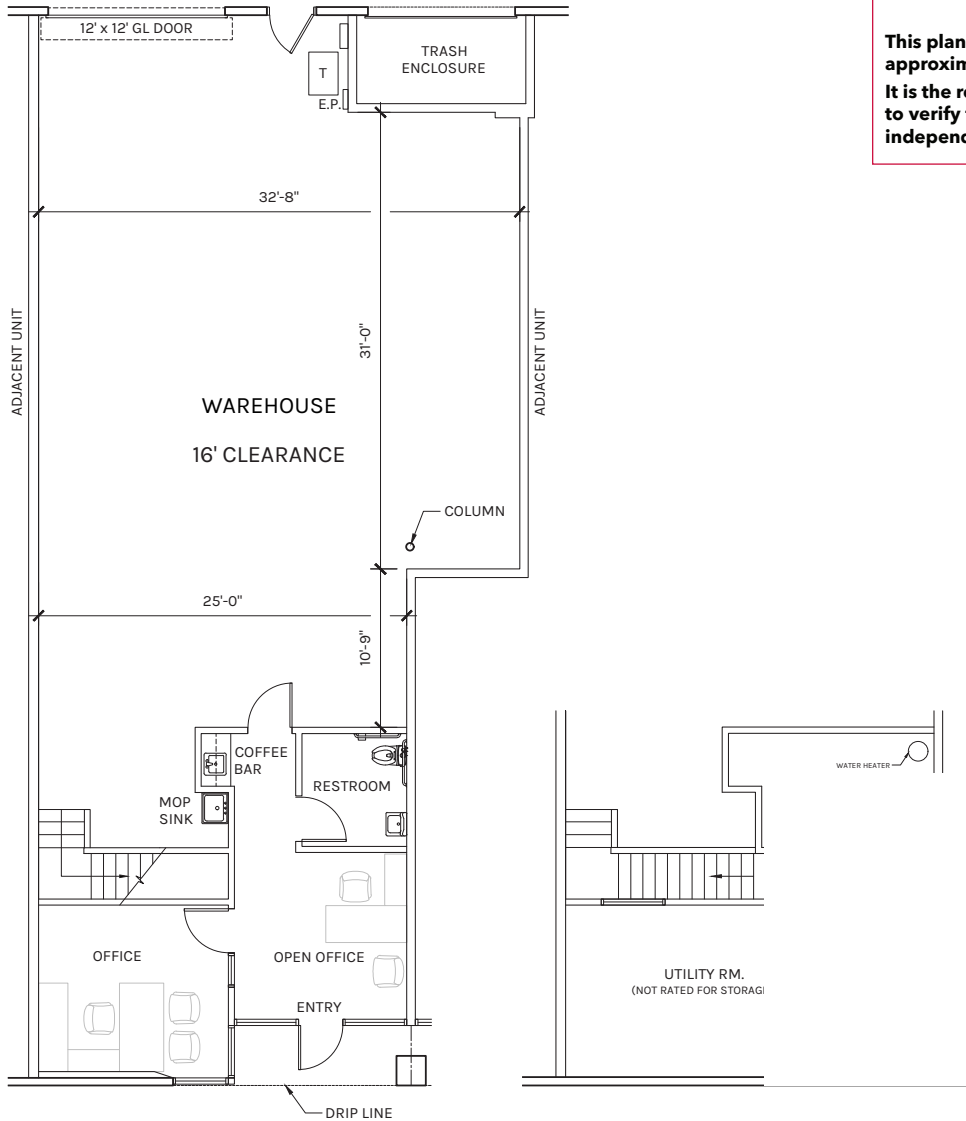
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**UNIT 20942**

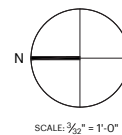
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① **GROUND FLOOR PLAN**

② **MEZZANINE PLAN**

WAREHOUSE: 1,713 SF  
GROUND FLOOR OFFICE: 421 SF  
TOTAL: 2,134 SF



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