

# WAREHOUSE FOR LEASE / SALE

## 1206 – 1210 West Jon Street

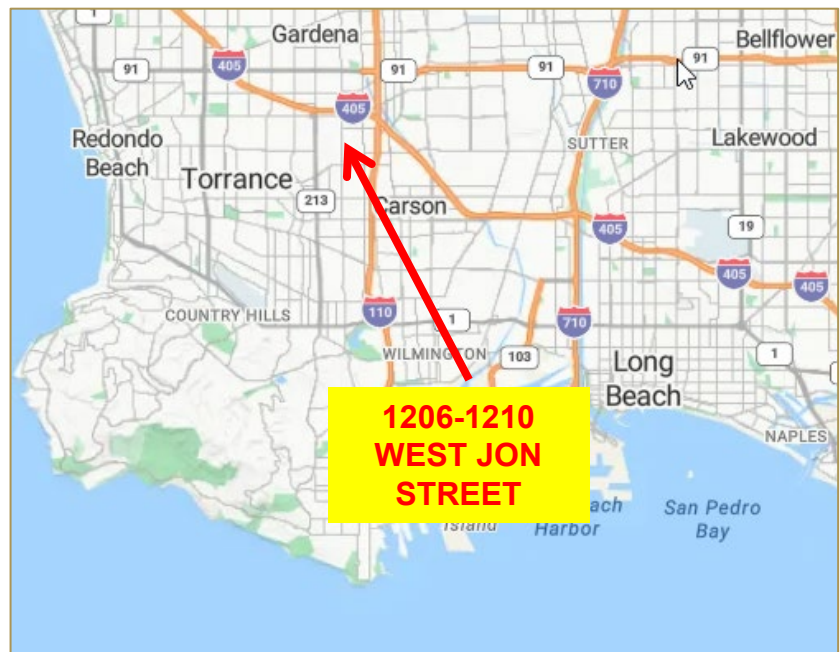
Torrance (Unincorporated Los Angeles County), California 90502

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



- \* UNINCORPORATED LA COUNTY \* OPPORTUNITY ZONE LOCATION \*
- PROXIMITY TO WORLD PORTS, LAX, 405/110/91 FREEWAYS \*
- \* 2,100 SQUARE FEET OF HVAC PRODUCTION/STORAGE OFFICE \*

- ❖ **Total Building Area:** 21,312 SF
- ❖ **Parcel Size:** 39,346 SF
- ❖ **Dock High Positions :** 5 (1 position is side load)
- ❖ **Office Area:** 5,348 Square Feet
- ❖ **Clear Height:** 21' (under beam)
- ❖ **Sprinklers:** Yes (.30/2,000)
- ❖ **Bathrooms:** 4
- ❖ **Skylights:** Yes
- ❖ **Power:** 400 Amps, 120/240 Volts, 3 Phase, 4 Wire
- ❖ **Parking:** 32 Spaces
- ❖ **Zoning:** LCM2
- ❖ **Fenced/Secure Yard:** Yes
- ❖ **Year Built:** 1971; Refurbished in 2017
- ❖ **APN:** 7351-036-013
- ❖ **Monthly Rent:** \$1.50 PSF net (\$31,968)
- ❖ **Sale Price:** TBD



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**JEFFERY A. TUREK**

Vice President  
BRE# 01260097

(310) 802-2545

[jturek@remaxcir.com](mailto:jturek@remaxcir.com)

[www.jeffturek.com](http://www.jeffturek.com)

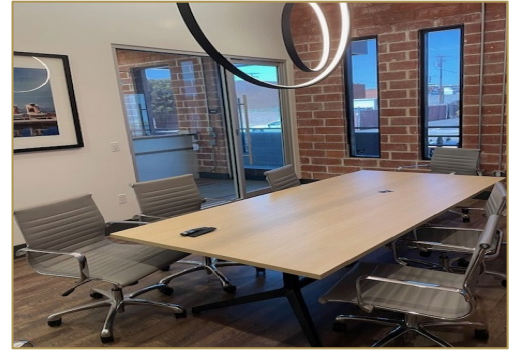
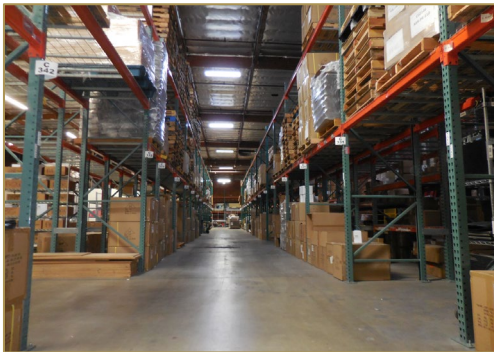
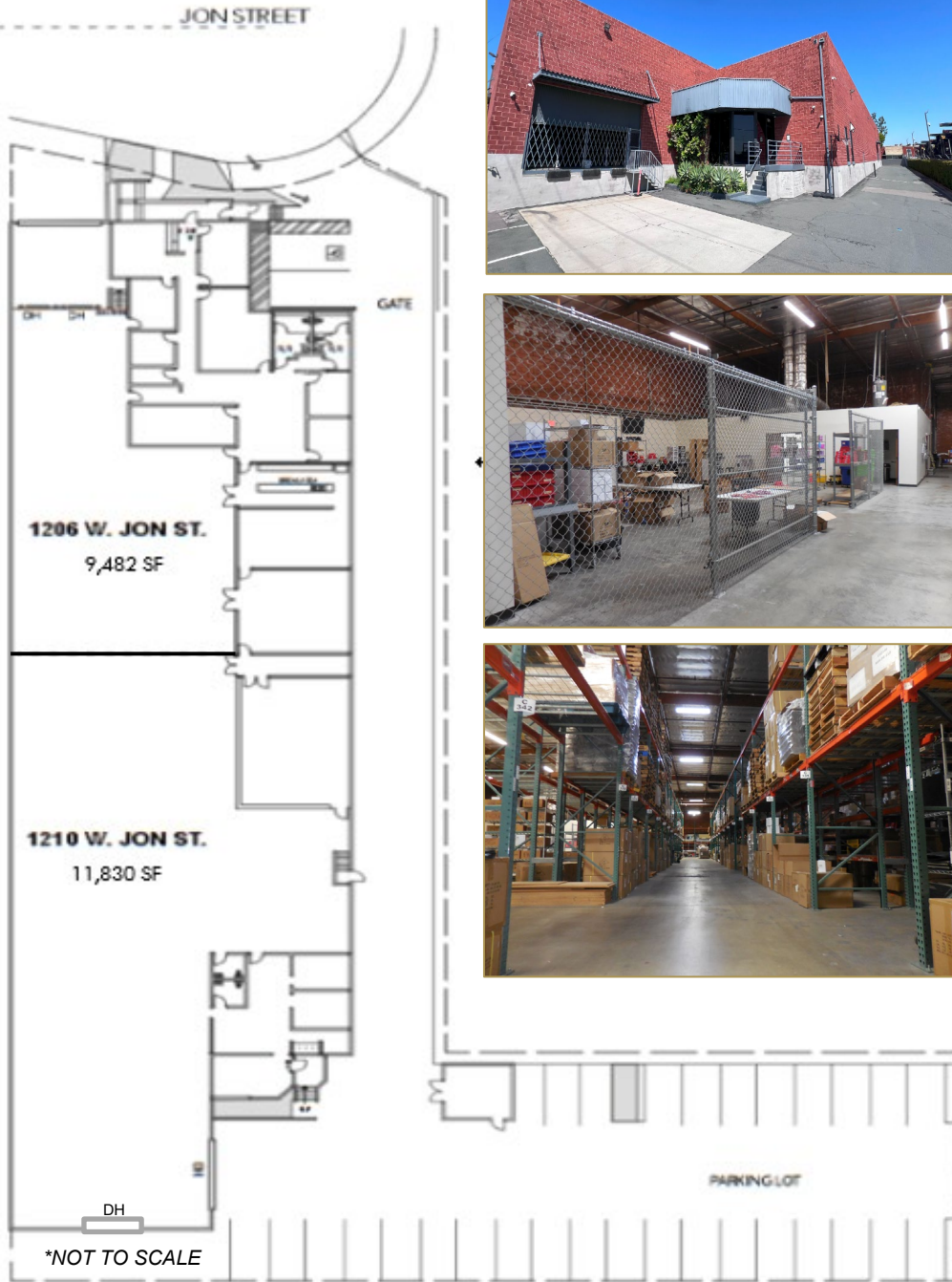
**RE/MAX**  
COMMERCIAL & INVESTMENT REALTY

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🌐 [www.jeffturek.com](http://www.jeffturek.com)

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