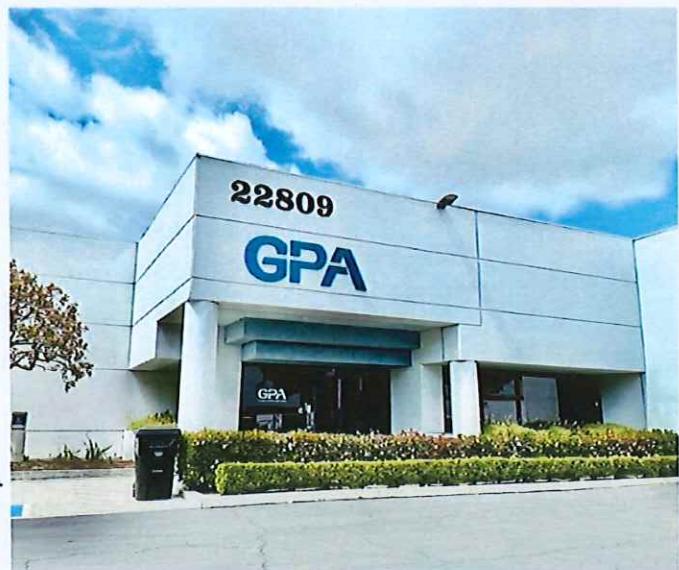


22809 LOCKNESS AVE., TORRANCE, CA 90501

- Building: 8,100 sq.ft.
- Lot: 18,245 sq.ft.
- Year built: 1988
- Zoning: LAM2
- Ground level loading
- 12 + 1 (Motorcycle) parking
- 2 bathrooms, one w/a shower
- Near Ports of Los Angeles, Long Beach, and LAX
- Proximity to 110, 405, 105, and 91 freeways
- Great for distribution, light manufacturing, or cannabis-related use (verify w/city)



This is a rare opportunity to secure a highly functional industrial warehouse in a prime location. Whether you're seeking immediate occupancy or an investment, this property offers incredible flexibility and value. Don't miss this rare chance.

Sell Price: \$3,100,000



**REALTY ONE GROUP
UNITED**

DEBBIE MIURA

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Disclaimer: Anyone reviewing this material—including brokers, buyers, or tenants—should use it as a general guide only. All parties are encouraged to verify the details independently through their own due diligence and professional advisors before making any decisions.