

FOR SALE

19827 HAMILTON AVENUE
TORRANCE, CALIFORNIA 90502

RE/MAX
COMMERCIAL & INVESTMENT REALTY



INDUSTRIAL/WAREHOUSE/SHOWROOM BUILDING

FOR SALE
19827 HAMILTON AVENUE
TORRANCE, CALIFORNIA 90502



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REMAX Commercial & Investment Realty

450 Silver Spur Road
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EXECUTIVE SUMMARY

RARE opportunity to acquire a high image INDUSTRIAL / WAREHOUSE / SHOWROOM property in the prestigious Hamilton Gateway Center. REMAX Commercial & Investment Realty is pleased to offer for sale 19827 Hamilton Avenue, Torrance 90502 (City of Los Angeles with a Torrance PO). 19827 Hamilton Avenue benefits from immediate proximity to the 110 and 405 freeways, and convenient access to the World Ports, LAX, Long Beach Airport, and Downtown LA.

Constructed in 2003, the property contains approximately 6,912 square feet. Features include 2,800 square feet of HVAC office/showroom (2-story), ground level loading, extensive use of glass, 400 amps of power, 24' clear height, sprinklers, 2 bathrooms, M3 zoning, and 110 Freeway visibility.

This is an excellent opportunity for an owner/user or investor to acquire a rare and unique asset in the South Bay of Los Angeles.

19827 Hamilton Avenue is situated on the west side of 110 freeway and just to the south of 405 freeway.

OFFERING SUMMARY

Sale Price: \$2,840,000 (\$410.88/PSF)

Monthly Association Fee: \$647.49 *

*association fee includes exterior building painting, landscaping, parking lot maintenance, management

BUILDING FEATURES

Address: 19827 Hamilton Avenue, Torrance, California 90502

APN: 7351-033-49

Building Size: 6,912 Square Feet

Property Type: Industrial/Warehouse/Showroom

Zoning: LAM3

Year Built: 2003

Ground Level Doors: 1 (12'x14')

Office/Showroom Area: 2,800 Square Feet

Clear Height: 24'

Bathrooms: 2

Roof Type: Laminated/GLU Wood Beam

Sprinklers: Yes

Construction Type: Concrete Tilt-Up

Parking: 17

Power: 400 Amps, 277/480 Volts, 3 Phase, 3 Wire

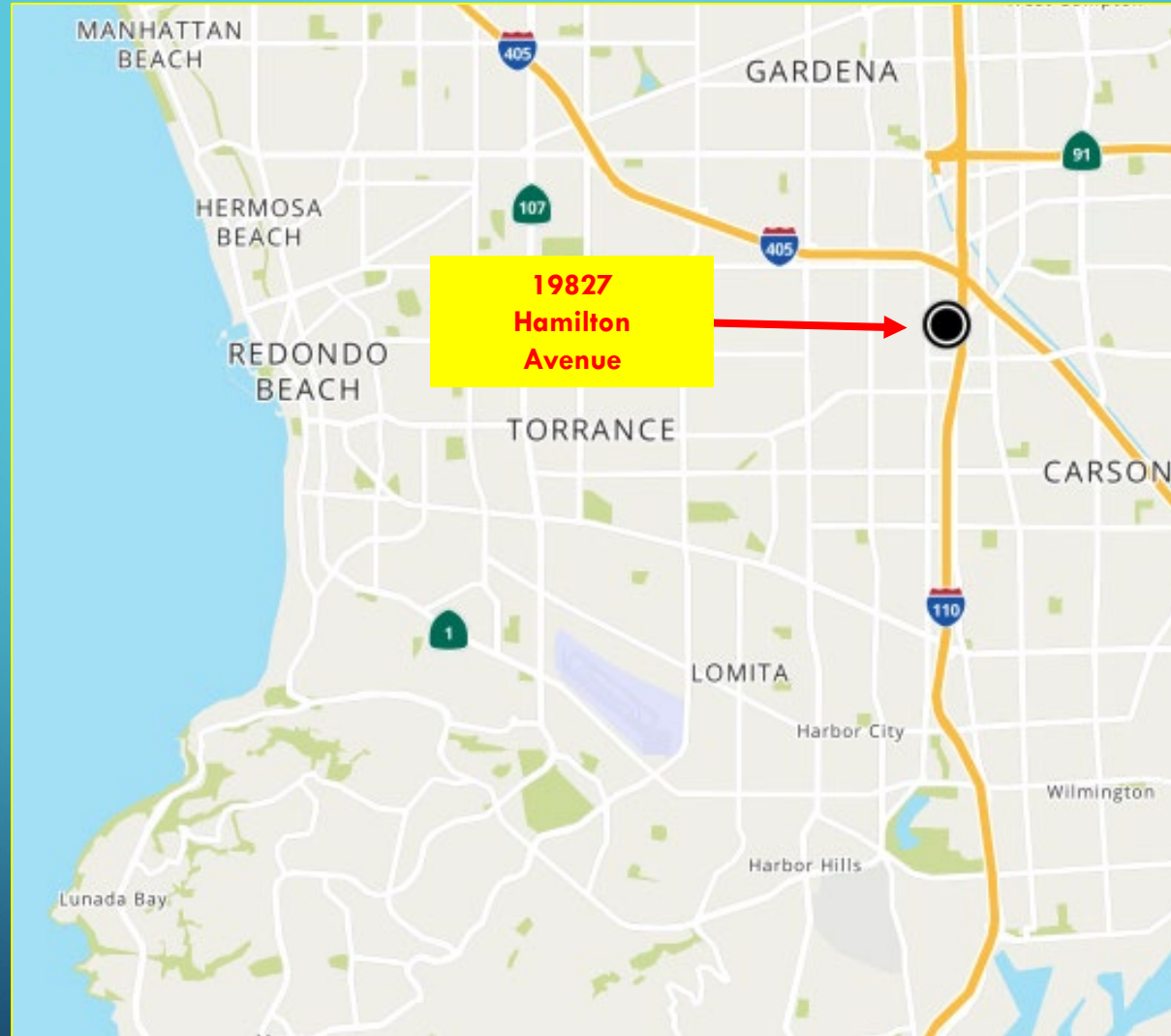
AERIAL/MAP



AERIAL/MAP



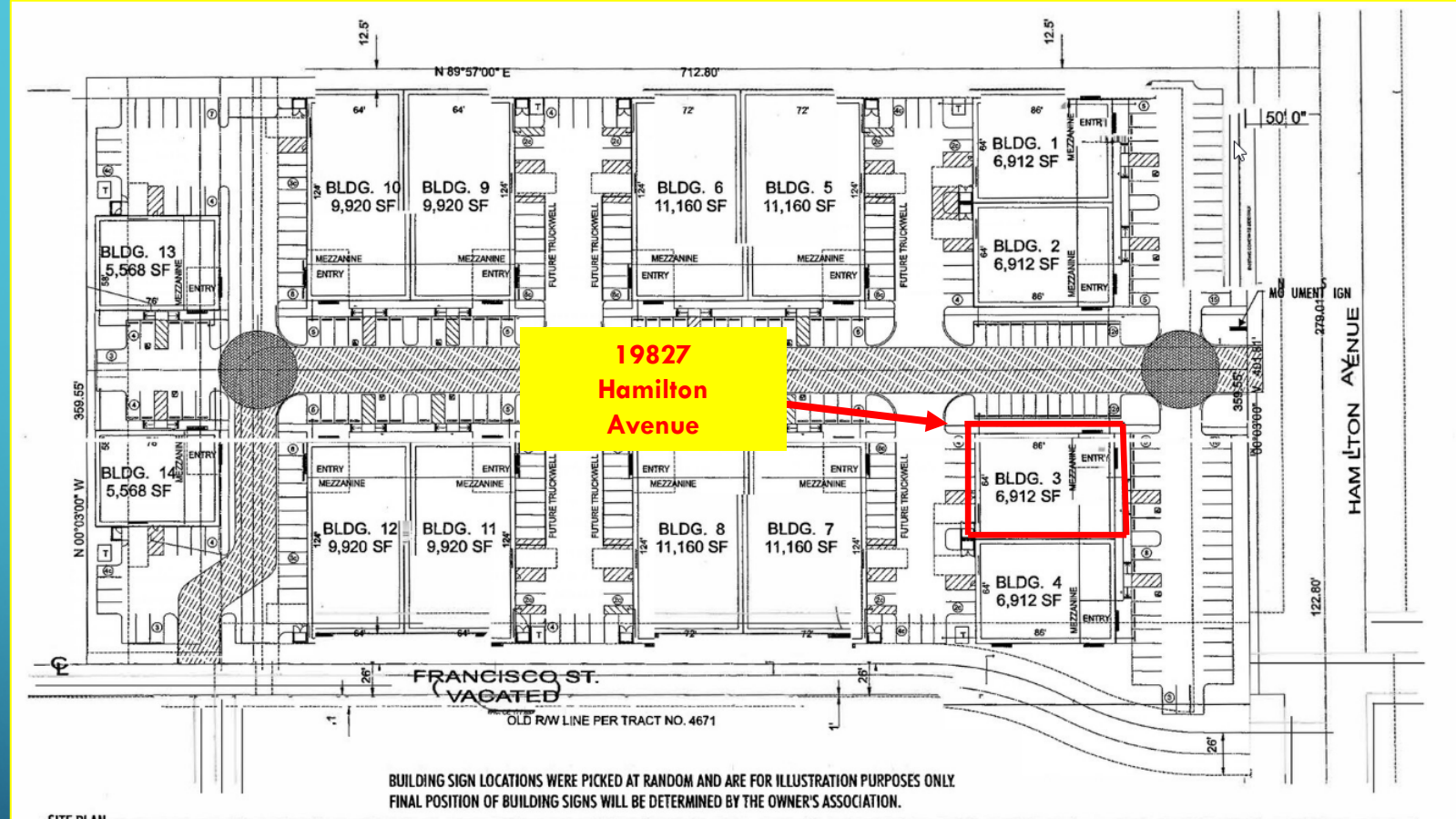
AERIAL/MAP



AERIAL/MAP








SITE PLAN



PROPERTY HIGHLIGHTS

- 110 Freeway Exposure
- Industrial / Warehouse / Showroom
- Extensive Use of Glass
- High Image Building
- LAM3 Zoning
- 24' Clear Height

SALES COMPARABLES

PHOTO	ADDRESS	YR BUILT	SQUARE FOOTAGE	SALE DATE	PRICE	PRICE/SF
	140 Center Street El Segundo, CA 90245	1956	4,800	11/24	\$3,000,000	\$625.00
	3622 Briggeman Drive Los Alamitos, CA 90720	2007	4,274	11/23	\$2,140,000	\$500.70
	23126 Normandie Avenue Torrance, CA 90502	1980	5,439	01/24	\$2,125,000	\$390.70
	1840 208th Street Torrance, CA 90501	1981	7,281	08/24	\$2,825,000	\$389.00
	2453 Lewis Avenue Signal Hill, CA 90755	1992	5,590	01/25	\$2,170,000	\$388.19

LOCATION OVERVIEW

19827 Hamilton Avenue is positioned within the prestigious Hamilton Gateway Center with visibility from the 110 freeway offering . The property offers immediate 110 and 405 Freeway access, and is within the heart of the Los Angeles South Bay metro area. LAX is 11 miles, World Ports are 9 miles, and Downtown LA is 16 miles from the property, and nearby are the executive communities of the Beach Cities along with the Palos Verdes Peninsula. Numerous amenities nearby include restaurants, banking, hotels, shopping, and entertainment.



PROPERTY PHOTOS



PROPERTY PHOTOS



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FOR MORE INFORMATION:

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AFFILIATED BUSINESS DISCLOSURE



REMAX Commercial & Investment Realty operates within a global family of companies with many subsidiaries and/or related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the “Property”) may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither REMAX Commercial & Investment Realty nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, REMAX Commercial & Investment Realty will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

CONFIDENTIALITY AGREEMENT AND DISCLAIMER

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and REMAX Commercial & Investment Realty, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or REMAX Commercial & Investment Realty nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or REMAX Commercial & Investment Realty. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or REMAX Commercial & Investment Realty. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to REMAX Commercial & Investment Realty.

Disclaimer

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