

# For Lease

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## Colliers

2141 Rosecrans Ave, Suite 1120  
El Segundo, CA 90245

# 19500 Mariner Avenue Torrance, CA 90503

## Features

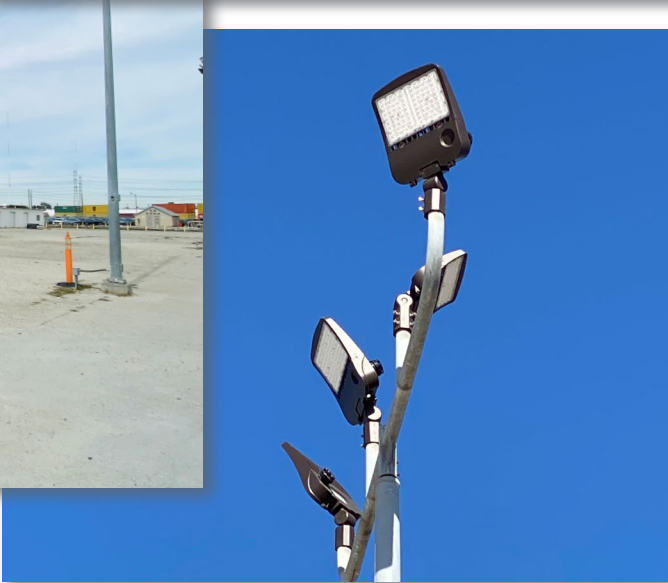
- » Available Land (contiguous): ± 68,000 (1.56 Acres) - Available now
- » Available Land (expansion area): ± 40,000 SF (0.92 Acres) - Available 01/01/2027
- » Available Land (combined): ± 108,000 (2.48 Acres)
- » Total Campus: ± 28.46 acres
- » Restroom Building (shared campus amenity): ±750 SF (multiple stalls, multiple showers, and two employee locker rooms)
- » Security Guard (shared campus amenity): located at the Mariner Ave entrance. Security Guard operates 24/7/365
- » Yard: Paved, Fenced, Exterior Lights, and Secure
- » Cross Streets: Mariner Ave/Prairie Ave
- » Parking: Huge Parking Area
- » Special Features: Union Pacific Rail Line (Service is possible. Rail is active)
- » Uses: Ideal for Outdoor Storage & Various IOS Uses
- » Build to Suit Possible (Warehouse / maintenance building)
- » Location: Secure Cul-De-Sac Torrance Location with Nearby Amenities
- » Location: Strategically Located to Service West Los Angeles, Torrance and Greater South Bay Area
- » Ingress/Egress: Exclusive Access Off Pioneer is Expected to be Available End of the Year
- » Location: Access to the 405, 110 and 91 Freeways
- » Location: Good Access to West Los Angeles
- » Zoning: TOM1-BP
- » APN: 7352-001-029
- » Asking Lease Rate: \$TBD (Industrial Gross)



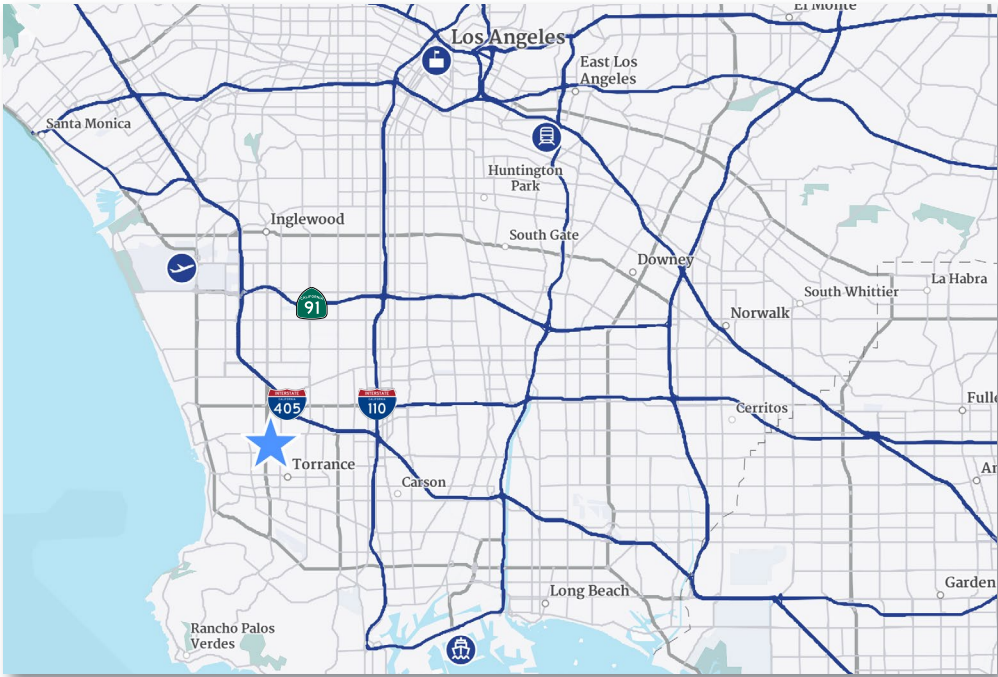
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# Location

## Photos



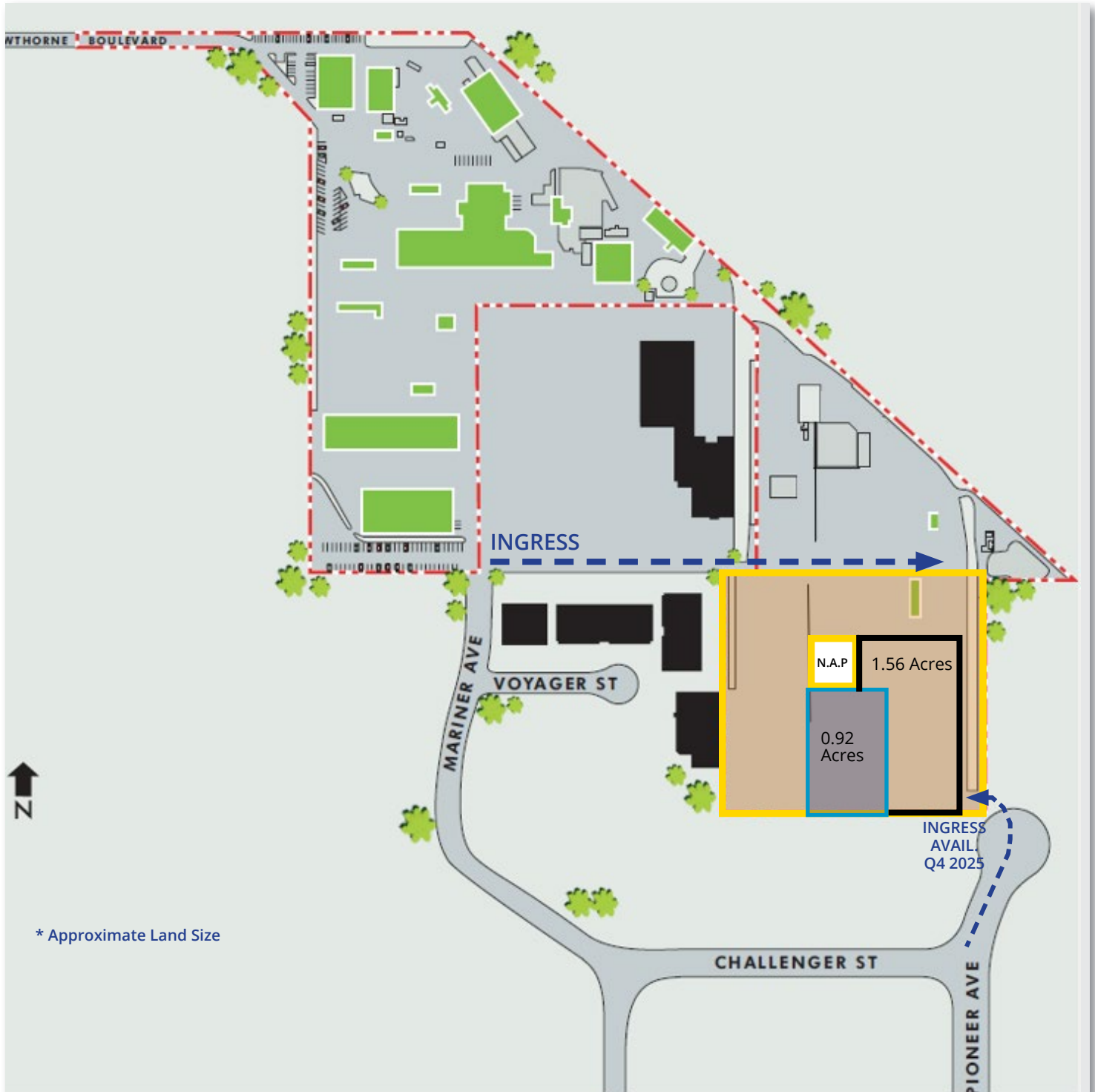
## Road Map



Distance (approximate)	
405 FWY	1.25 miles
110 FWY	3.50 miles
91 FWY	4.00 miles
LAX Airport	6.00 miles
Ports of LA/LB	7.00 miles
DTLA	14.50 miles
BNSF – Hobart Yard (Commerce)	14.00 miles

# Location

## Site Plan



# Location

## Photos



Shared Bathroom



Build-to-Suit Opportunity