

**Available SF** 43,211 SF

**Industrial For Lease**
**Building Size**
**113,875 SF**

**Property Name:**
**Address:** 19780 Pacific Gateway Drive, Suite 200, Torrance, CA 90502

**Cross Streets:**

Prestigious Pacific Gateway  
 26' Min Ceiling Clearance at 1st Column  
 11 Dock High Loading Doors/1 Grade Level Drive-In Door  
 Truck Court & Parking Lot Fenced & Gated  
 Low, Low Property Taxes, Insurance & CAM  
 Professionally Managed

<b>Lease Rate/Mo:</b>	TBD	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	3,091	SF
<b>Lease Rate/SF:</b>	TBD	<b>Clear Height:</b>	26'	<b>Restrooms:</b>	4	
<b>Lease Type:</b>	/ Op. Ex: \$0.150	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC	
<b>Available SF:</b>	43,211 SF	<b>DH Doors/Dim:</b>	11	<b>Finished Ofc Mezz:</b>	0 SF	
<b>Minimum SF:</b>	43,211 SF	<b>A:</b> 400 <b>V:</b> TBD <b>O:</b> TBD <b>W:</b> TBD		<b>Include In Available:</b>	No	
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Tilt-wall	<b>Unfinished Mezz:</b>	0 SF	
<b>Term:</b>	5 years with adjustments	<b>Const Status/Year Blt:</b>	Existing / 1979	<b>Include In Available:</b>	No	
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	03/01/23	
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b> 43 <b>/ Ratio:</b> 1.00:1,000		<b>Vacant:</b>	No	
<b>Taxes:</b>	\$102,936	<b>Rail Service:</b>	No	<b>To Show:</b>	Call Broker	
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	LA South	
<b>Zoning:</b>	LAM3			<b>APN#:</b>	7351-034-069	

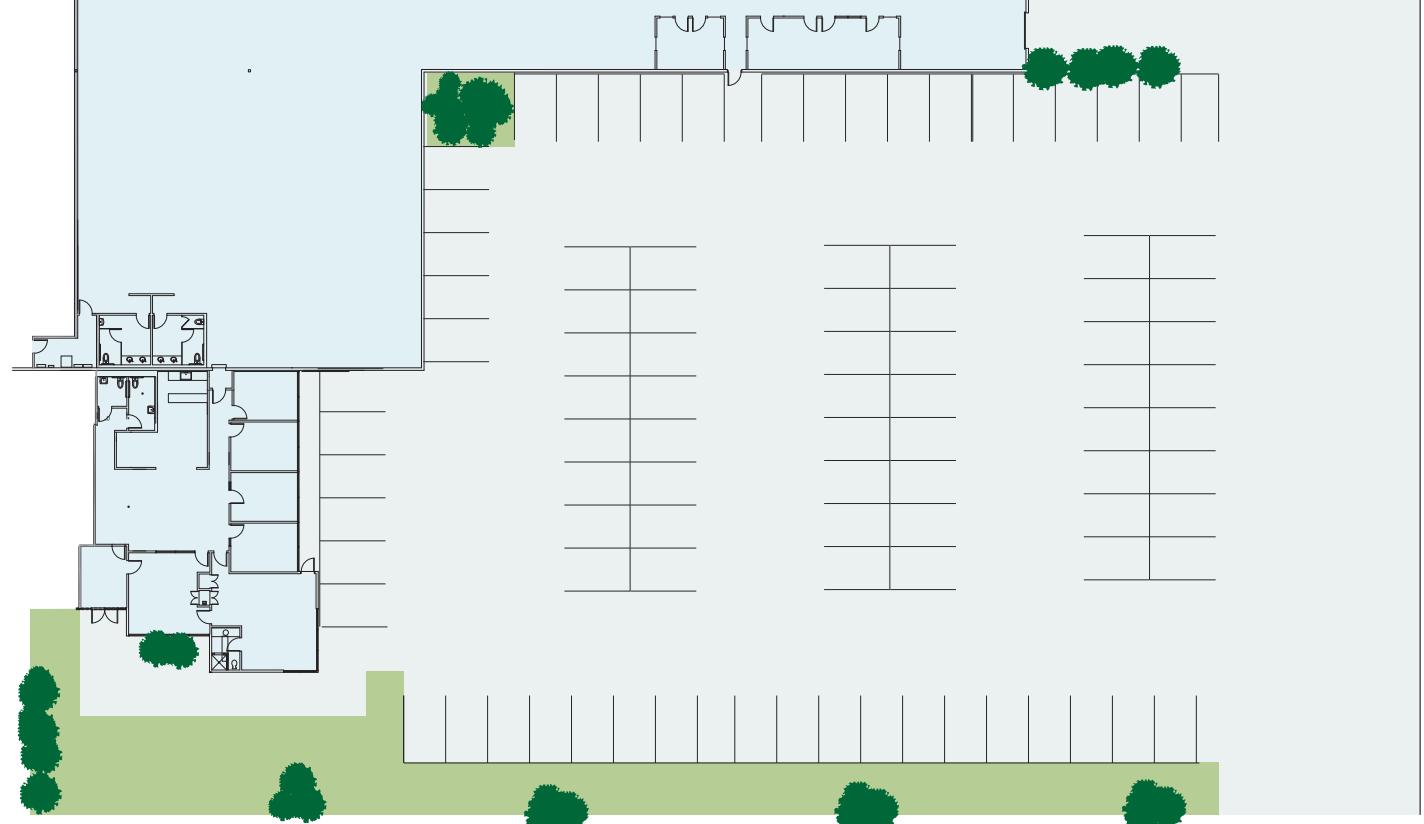
**Listing Company:** Kidder Mathews - El Segundo  
**Agents:** Luke Staubitz (310) 906-3288, Andrew Dilfer (310) 906-3280, Harvey Beesen (310) 906-3264

**Listing #:** AIR CRE Use Only      **Listing Date:** AIR CRE Use Only      **FTCF:** CB250N000S000

**Notes:** Lessee to independently verify all data on this brochure. City of Los Angeles (Torrance P.O.) Property Taxes are for the entire building.

19780 Pacific Gateway Dr  
Unit 200

43,211 SF  
11 Dock High Loading Doors  
1 Grade Level Drive In Door via Ramp



PACIFIC GATEWAY DR