

**Property Name:** 

Storm Industrial Park

Address:

Lease Type:

Available SF:

1315 Storm Pkwy, Torrance, CA 90501

**Cross Streets:** 

Normandie Ave/Storm Pkwy

Corporate HQ Image & Location Freestanding with Excess Parking Private, Fenced Yard with Drive Around Access Ideal for Warehouse/Flex/Tech/Manufacturing Fully Upgraded & Renovated Including New Office

LEED Certified ESFR

Lease Rate/Mo: \$66,984 Lease Rate/SF: \$1.77

\$1.77 Clear Height: 22'
Net / Op. Ex: \$0.38 GL Doors/Dim: 1
37,844 SF DH Doors/Dim: 4
37,844 SF A: 600 V: 277/480 0: 3 W: 4
2.08 Ac / 90,608 SF Construction Type: TILT UP

Sprinklered:

 Minimum SF:
 37,844 SF

 Prop Lot Size:
 2.08 Ac / 90,608 SF

 Term:
 Acceptable to Owner

le to Owner Const Status/Year Blt: Existing / 1988

Sale Price: NFS
Sale Price/SF: NFS

 Taxes:
 \$90,169 / 2024

 Yard:
 Fenced

 Zoning:
 M2-1VL

Whse HVAC: No

Parking Spaces: 80 / Ratio: 2.1:1/ Rail Service: No

Specific Use: Warehouse/Distribution

**Office SF / #:** 4,653 SF / 5

Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No

Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Torrance
APN#: 7347018034

Listing Company: The Klabin Company

Agents: Matt Stringfellow 310-329-9000, Courtney Bell 310-329-9000

Listing #: 39884281 Listing Date: 03/07/2024 FTCF: CB300N000S000

Notes: Total OpEx: \$.38/SF (Mgmt fee=\$.04, insurance =\$.04 taxes=\$.30). ESFR sprinkler system. Lessee to verify all information contained herein.

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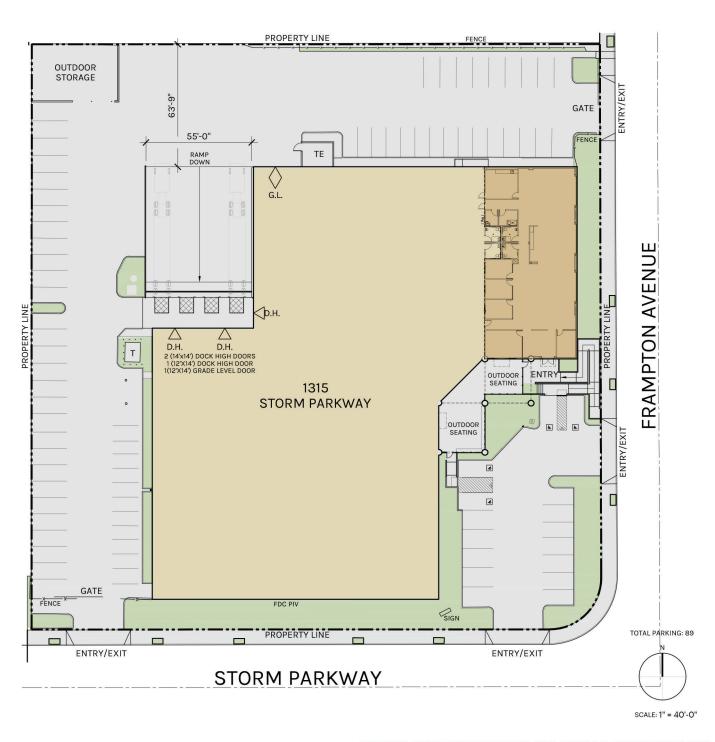
## **KLABIN.COM**

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PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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