



Property Name: Storm Industrial Park
Address: 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

Lease Rate/Mo: \$66,984
Lease Rate/SF: \$1.77
Lease Type: Net / Op. Ex: \$0.38
Available SF: 37,844 SF
Minimum SF: 37,844 SF
Prop Lot Size: 2.08 Ac / 90,608 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$90,169 / 2024
Yard: Fenced
Zoning: M2-1VL

Sprinklered: ESFR
Clear Height: 22'
GL Doors/Dim: 1
DH Doors/Dim: 4
A: 600 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1988

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](mailto:Matt.Stringfellow@klabin.com), [Courtney Bell 310-329-9000](mailto:Courtney.Bell@klabin.com)

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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