

**NORMANDIE BUSINESS CENTER**  
20920-20950 NORMANDIE AVE, TORRANCE, CA 90502

**INDUSTRIAL OFFICE/  
WAREHOUSE**



**PROPERTY HIGHLIGHTS**

Available Space **±1,205 - ±2,410 SF**

Asking Rate **\$1.85/SF MG + CAM**

- Professionally Managed Industrial Unit
- M2 Zoning
- Unincorporated LA County Location with a Torrance P.O.
- 16' Clearance Height
- One (1) Ground Level Door
- Immediate Access to the 405, 91, and 110 Freeways

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**Contact Us Today!**

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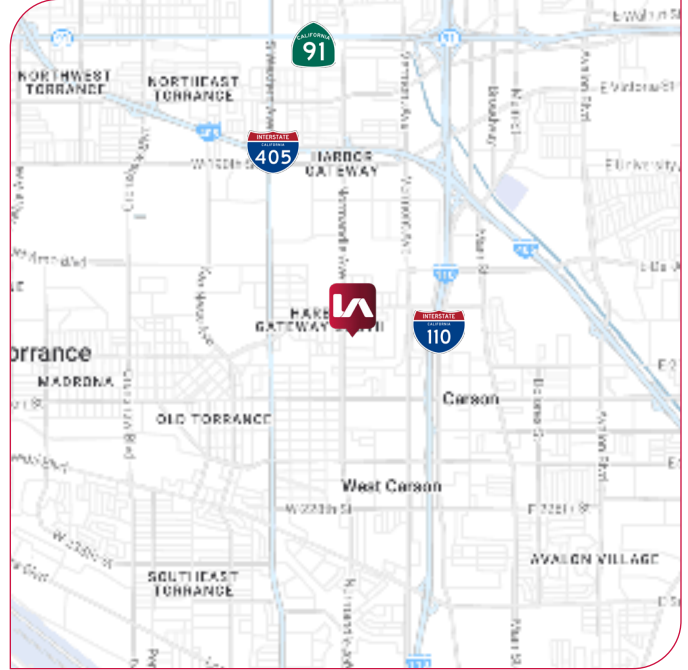
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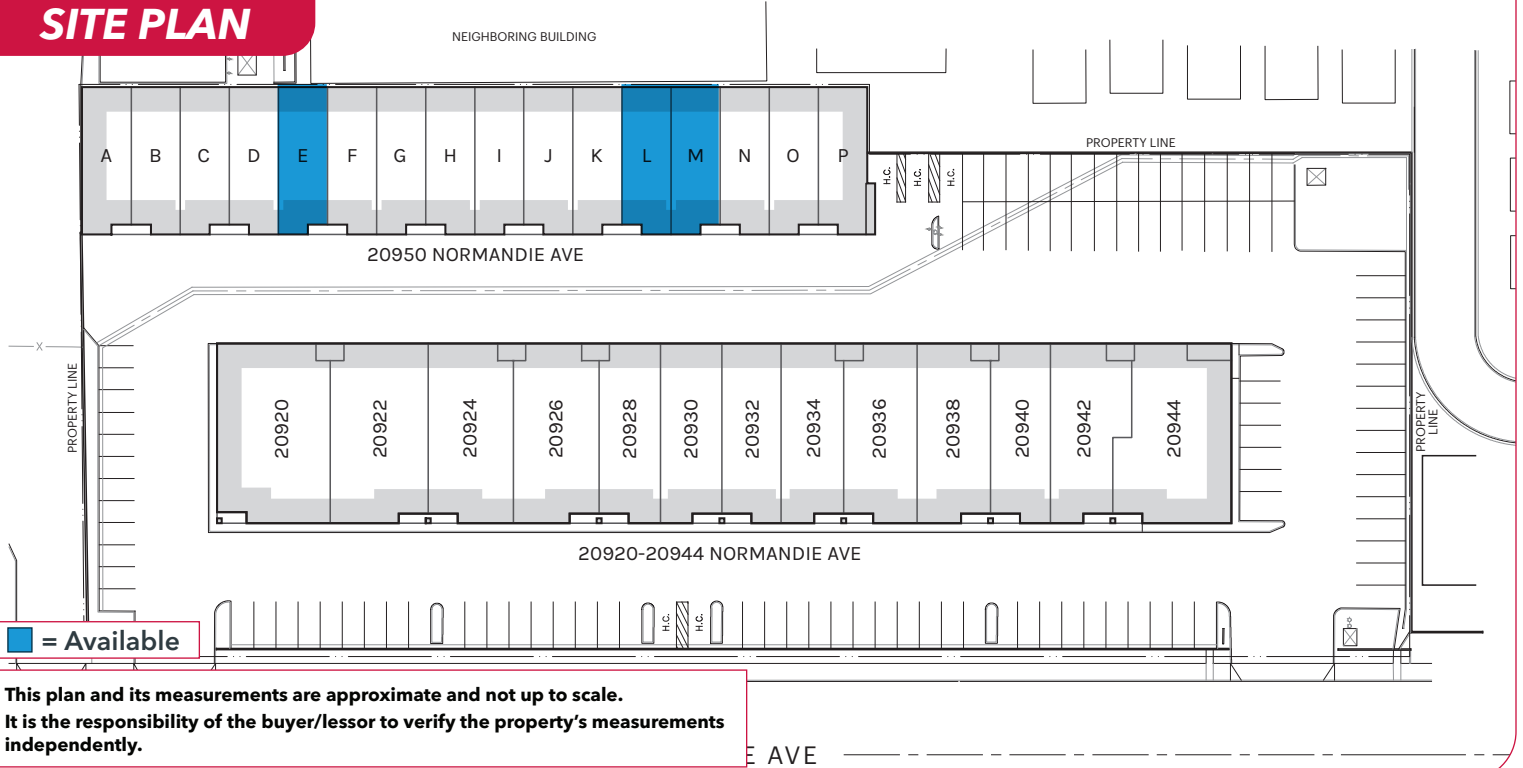
## INDUSTRIAL OFFICE/ WAREHOUSE

UNIT	SIZE	DESCRIPTION
<b>E</b>	±1,205 SF	<ul style="list-style-type: none"> <li>±165 SF Office</li> <li>\$1.85/SF MG + CAM</li> <li>One (1) Ground Level Door</li> </ul>
<b>L</b>	±1,205 SF	<ul style="list-style-type: none"> <li>±165 SF Office</li> <li>\$1.85/SF MG + CAM</li> <li>One (1) Ground Level Door</li> </ul>
<b>M</b>	±1,205 SF	<ul style="list-style-type: none"> <li>±165 SF Office</li> <li>\$1.85/SF MG + CAM</li> <li>One (1) Ground Level Door</li> </ul>
<b>L + M</b>	±2,410 SF	<ul style="list-style-type: none"> <li>±330 SF Office</li> <li>\$1.85/SF MG + CAM</li> <li>Two (2) Ground Level Doors</li> </ul>



### SITE PLAN

NEIGHBORING BUILDING



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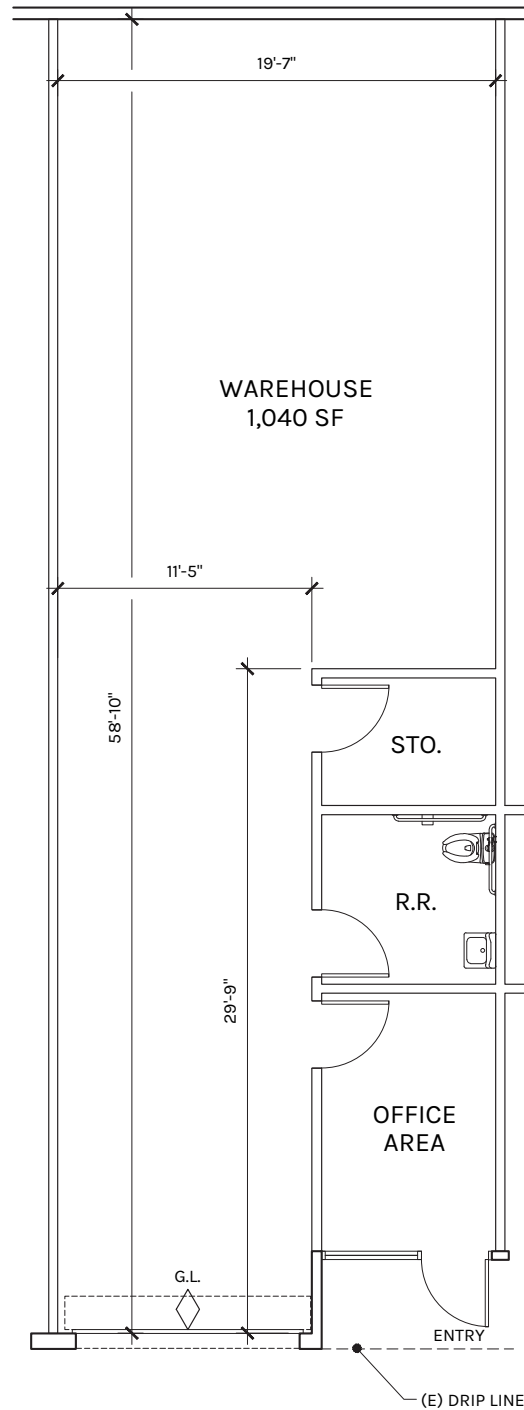
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**FLOOR PLAN**



**UNIT E**

This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.

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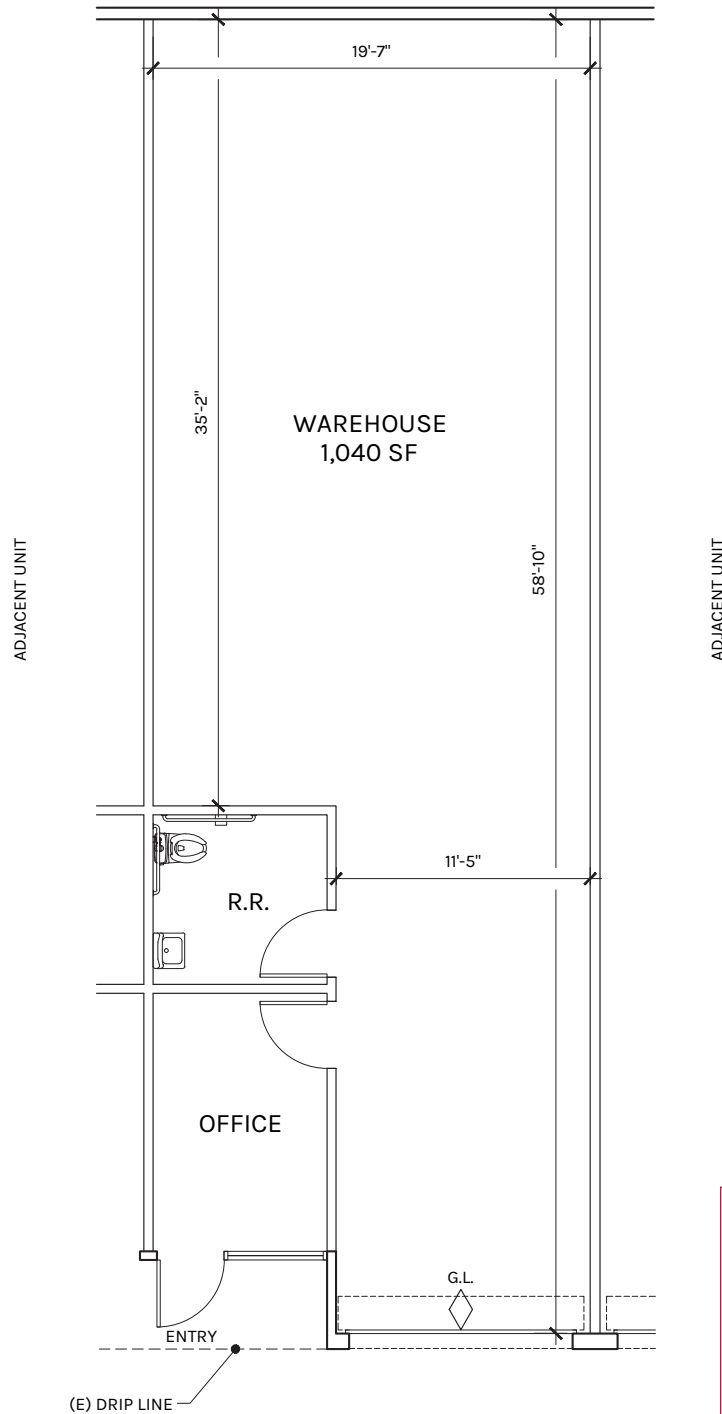
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**FLOOR PLAN**



**UNIT L**

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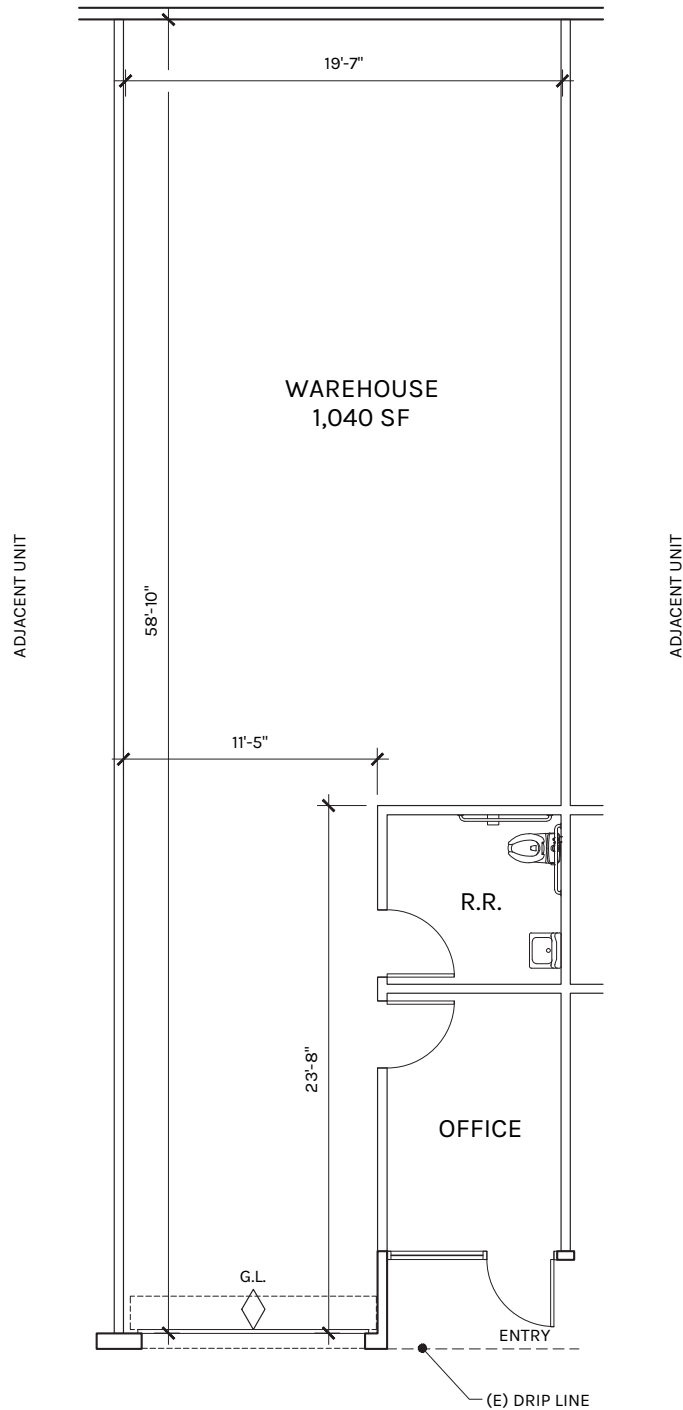
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**FLOOR PLAN**



**UNIT M**

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