

## 1401 Border Ave

Torrance, California 90501

For Sale

# Owner-User Industrial Building Located In Old Torrance

List Price: **\$849,000**

## Property Details

|            |  |
|------------|--|
| RSF        | 2,059 SF                               |
| PRICE/SF   | \$412                                  |
| ZONING     | DOWNTOWN +<br>HOUSING CORRIDOR OVERLAY |
| OCCUPANCY  | DELIVERED VACANT                       |
| PARKING    | NON-METERED STREET                     |
| YEAR BUILT | 1940                                   |

## Property Highlights

- Warehouse/Light Industrial Building in Torrance
- 18-20 Foot Ceilings
- Roll-Up Door in the Front | Large Sliding Door in the Back | Street-To- Alley Drive Thru Building
- Mezzanine Storage Space
- Office | Reception Space In The Front
- Located in Old Torrance - Right off of Cabrillo Ave

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**PROPOSED SBA 504 LOAN STRUCTURE**

**1401 Border Ave, Torrance, CA 90501**



|                           |                  |
|---------------------------|------------------|
| BUILDING ACQUISITION      | \$849,000        |
| SBA/CDC FEES              | \$12,000         |
| <b>TOTAL PROJECT COST</b> | <b>\$861,000</b> |



| SOURCE OF FUNDS |             | AMOUNT           | RATES            | MATURITY                  | COLLATERAL | MONTHLY PAYMENT | ANNUAL PAYMENT  |
|-----------------|-------------|------------------|------------------|---------------------------|------------|-----------------|-----------------|
| Bank            | 50%         | \$424,500        | 6.00%            | 10 Years<br>25 Yr. Amort. | 1st Deed   | \$2,735         | \$32,821        |
| SBA 504 LOAN    | 40%         | \$351,600        | 5.76%<br>Sep '24 | 25 Years<br>Full Amort.   | 2nd Deed   | \$2,214         | \$26,574        |
| BORROWER        | 10%         | \$84,900         |                  |                           |            |                 |                 |
| <b>TOTAL</b>    | <b>100%</b> | <b>\$861,000</b> |                  |                           |            | <b>\$4,950</b>  | <b>\$59,395</b> |



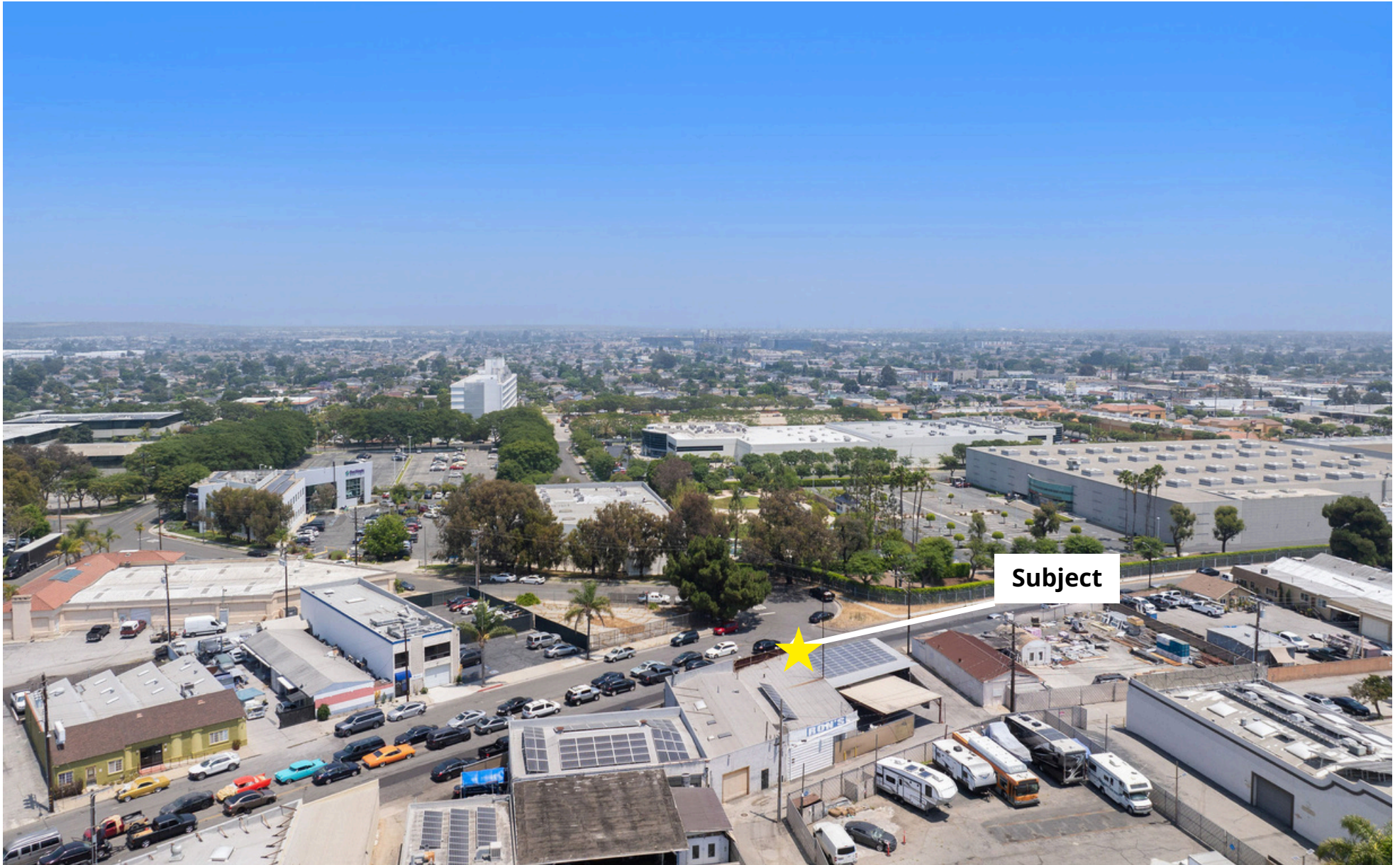
**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

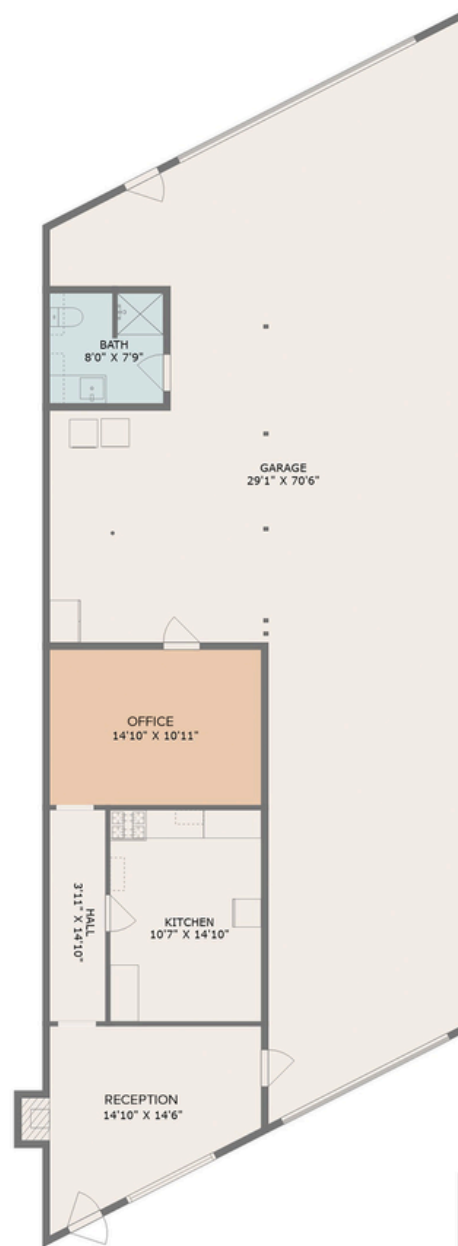


**LOCATION MAP**



## 1401 Border Ave

Torrance, CA 90501



## Main Floorplan

DISCLAIMER: Floorplan rendering created by The Luxury Level. Measurements are approximate and fairly exact but not State authorized. It is the responsibility of the buyer to verify the property's measurements and square footage independently. Multiple independent floors or spaces may not be representative of actual location on property.

Property Photos  
1401 Border Ave, Torrance

[Click Here For Full Sized Photos & Floor Plans](#)



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