

Available SF 46,097 SF

Industrial For Lease & For Sale

Building Size 46,097 SF



Property Name: Torrance Industrial Park
Address: 2715-2725 Columbia St, Torrance, CA 90503
Cross Streets: Maple Ave/Columbia St

Exceptional Location
 Heavy Power
 Dock High
 Large Yard

Lease Rate/Mo: TBD
Lease Rate/SF: TBD
Lease Type: Industrial Gross
Available SF: 46,097 SF
Minimum SF: 46,097 SF
Prop Lot Size: 2.50 Ac / 109,109 SF
Term: Submit
Sale Price: \$16,136,400.00
Sale Price/SF: \$350.05
Taxes: \$63,120 / 2024
Yard: Fenced
Zoning: MI-LT

Sprinklered: Yes
Clear Height: 16'-21'
GL Doors/Dim: 0
DH Doors/Dim: 3
A: 3000 V: 480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1961R06
Whse HVAC: No
Parking Spaces: 65 / **Ratio:** 1.4:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 9,568 SF
Restrooms: 4
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 90 Days
Vacant: No
To Show: Call broker
Market/Submarket: Torrance
APN#: 7352-009-005

Listing Company: The Klabin Company

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Listing #: 43415483

Listing Date: 09/22/2025

FTCF: CB000N000S000/A0AA

Notes: Owner leaseback after close of escrow for 3- 6 months with option to extend. Two power panels: (1) 1200 amps, 240 volts, 3 phase; (1) 1200 amps, 480/277 volts, 3 phase. Sprinkler calculation: .60/2000. Buyer/lessee to verify all information contained herein. Call broker regarding commission and possession date.



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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE OR SALE

