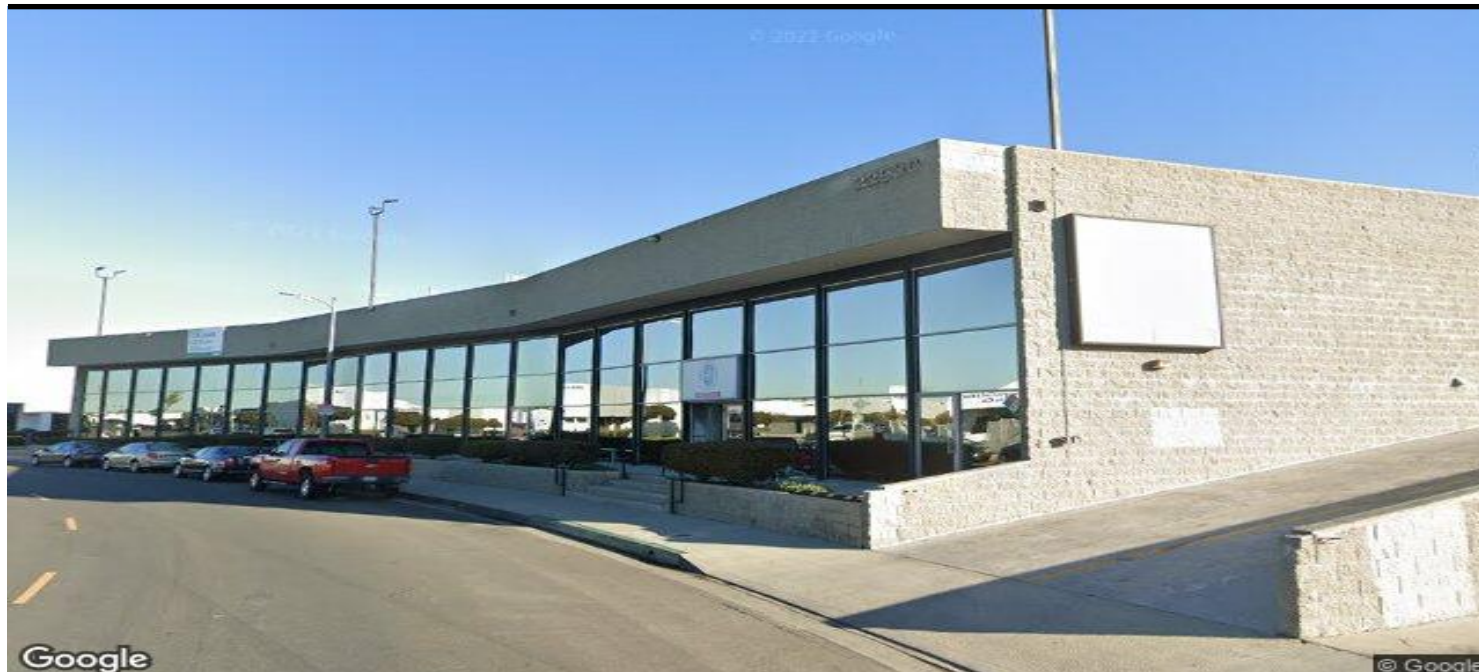


Available SF 15,230 SF

Industrial For Lease

Building Size 40,310 SF



Address: 22932 Lockness Ave, Torrance, CA 90501

Cross Streets: Lockness Ave/Sepulveda Blvd

Great Torrance Area Location, Secure Rooftop Parking
Pride Of Ownership Industrial Park Neighborhood
Professionally Owned & Managed, 2 Story Offices
3 Oversized GL Doors, Manufacturing Electrical Service
Fire Sprinklers, High Clear Span Warehouse
3 Stop Elevator To Secure Rooftop Parking

Lease Rate/Mo: \$18,276
Lease Rate/SF: \$1.20
Lease Type: Gross / Op. Ex: \$0.09
Available SF: 15,230 SF
Minimum SF: 15,230 SF
Prop Lot Size: POL
Term: 3-5 years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$63,801 / 2024
Yard: No
Zoning: M2

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 3 / 12'x17'
DH Doors/Dim: 0
A: 400 V: 110/240 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1990
Whse HVAC: No
Parking Spaces: 30 / Ratio: 2.0:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 3,800 SF / 5
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,900 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 10/01/2025
Vacant: No
To Show: Call broker
Market/Submarket: Torrance
APN#: 7347017028

Listing Company: CBRE - El Segundo
Agents: [Dean Haney 310-614-2092](mailto:dean.haney@cbre.com)
Listing #: 42040522
Notes:

Listing Date: 03/04/2025

FTCF: CB000N000S000

Prominent building front. \$65/month/HVAC Unit on rooftop for maintenance. Fire sprinkler calculation .19G/1,500 SF. Minimal landscaping. Outside lighting and water. External pest control. Phone for elevator and internet for cameras. Property tax and insurance increases over base year. Automated gate to rooftop parking.