




# FOR SUBLEASE

**±10,510 SF**  
**INDUSTRIAL/ FLEX BUILDING**

**2550 W 237TH STREET | TORRANCE | CA**



## PROPERTY FEATURES

- ± 10,510 SF Industrial/Flex Building
- ± 4,000 SF High End Office Space
- High End Office Furniture, Racking, and Forklift Available Separately for Purchase
- Three Restrooms
- Large Breakroom
- 19' Minimum Warehouse Clearance
- Fire Sprinklers
- 1 Oversized GL Door (16' Wide x 14' High)
- Large Fenced Yard
- Prime Torrance Airport Location
- Nearby Access to , , and  Freeways
- Available for Occupancy December 1, 2025
- Sublease Through November 30, 2027 (Longer Term Possible)



Exclusively Offered By:



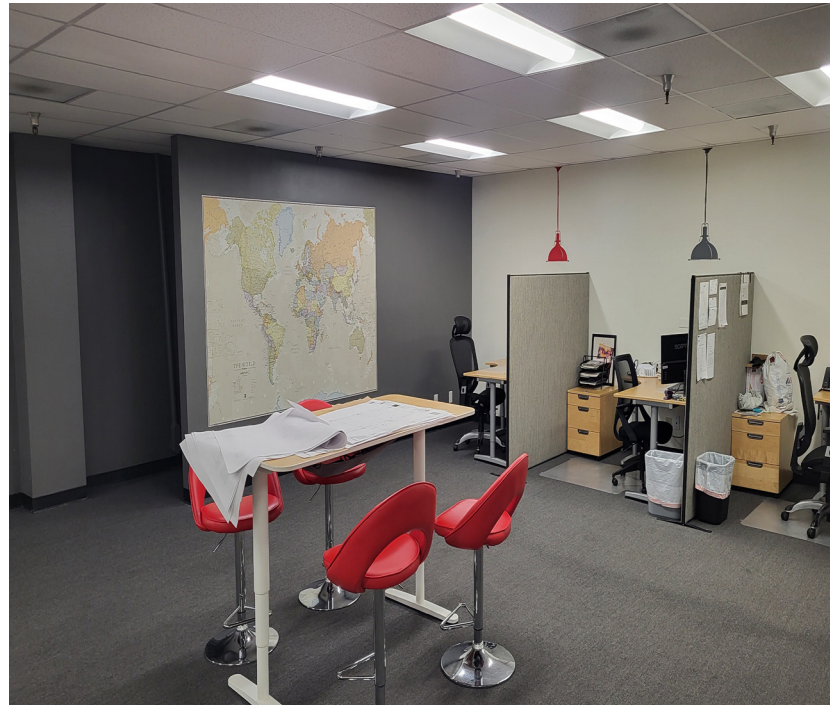
**LOREN CARGILE**  
Vice President | Partner  
License #01431329  
**(949) 307-2245**  
LCargile@voitco.com

2020 Main Street, Suite 100  
Irvine, CA 92614  
License #01991785  
[www.voitco.com](http://www.voitco.com)



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## INTERIOR PHOTOS



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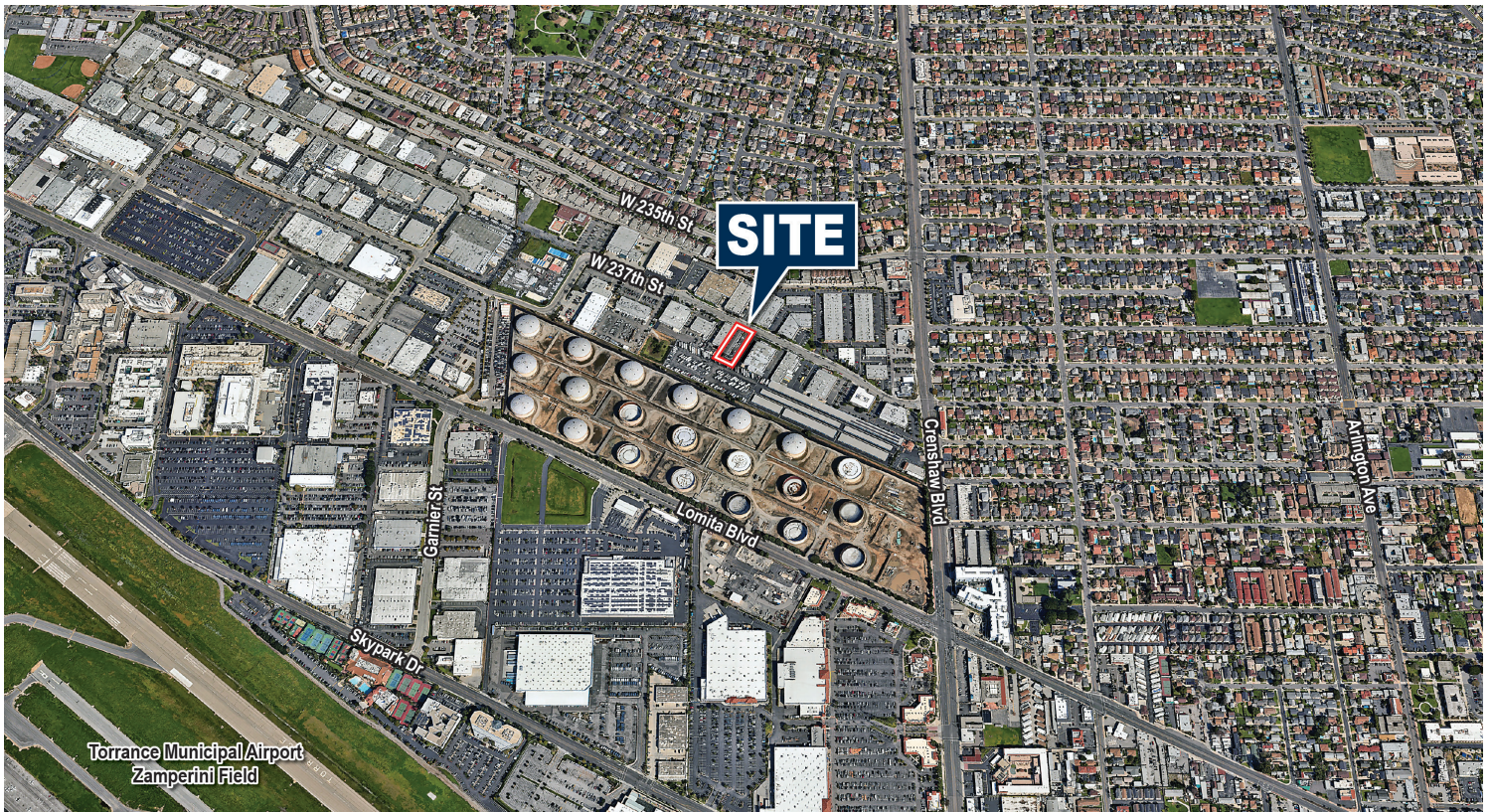
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## AERIALS



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