

INDU
STRY

FOR SUBLEASE
SHORT-TERM LOGISTICS &
DISTRIBUTION OPPORTUNITY
±177,103 RSF

19501 PRAIRIE AVE TORRANCE CA



INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

RYAN SHULER
PARTNER
rs@industrypartners.com
CA BRE No. 01987799

BEN LARSON
ASSOCIATE
bl@industrypartners.com
CA BRE No. 02138876

AVAILABLE RSF

±177,103 RSF

RATE

\$1.15/SF/Mo. NNN

TERM

6-24 months
***Rare short-term availability for institutional Class A warehouse space in the South Bay.**

AVAILABILITY

Immediate

POWER

4,000 Amps,
 277/480 V

ZONING

M2

PARKING

17 Trucking Bays
 Striped Parking: TBD

Best in Class Torrance Industrial Facility

KEY FEATURES

17 Dock High Doors

High-volume dock configuration supporting efficient inbound and outbound distribution with minimal congestion.

±36' Clear Warehouse Environment

High-bay warehouse ideal for pallet racking, bulk storage, and maximizing cubic capacity.

ESFR Sprinkler System (K-25, 50 PSI)

Fire protection designed for high-density storage and modern distribution requirements.

Heavy Power with Expansion Capability

Power infrastructure in place to support material handling equipment and future operational needs.

Modern Class A Industrial Construction

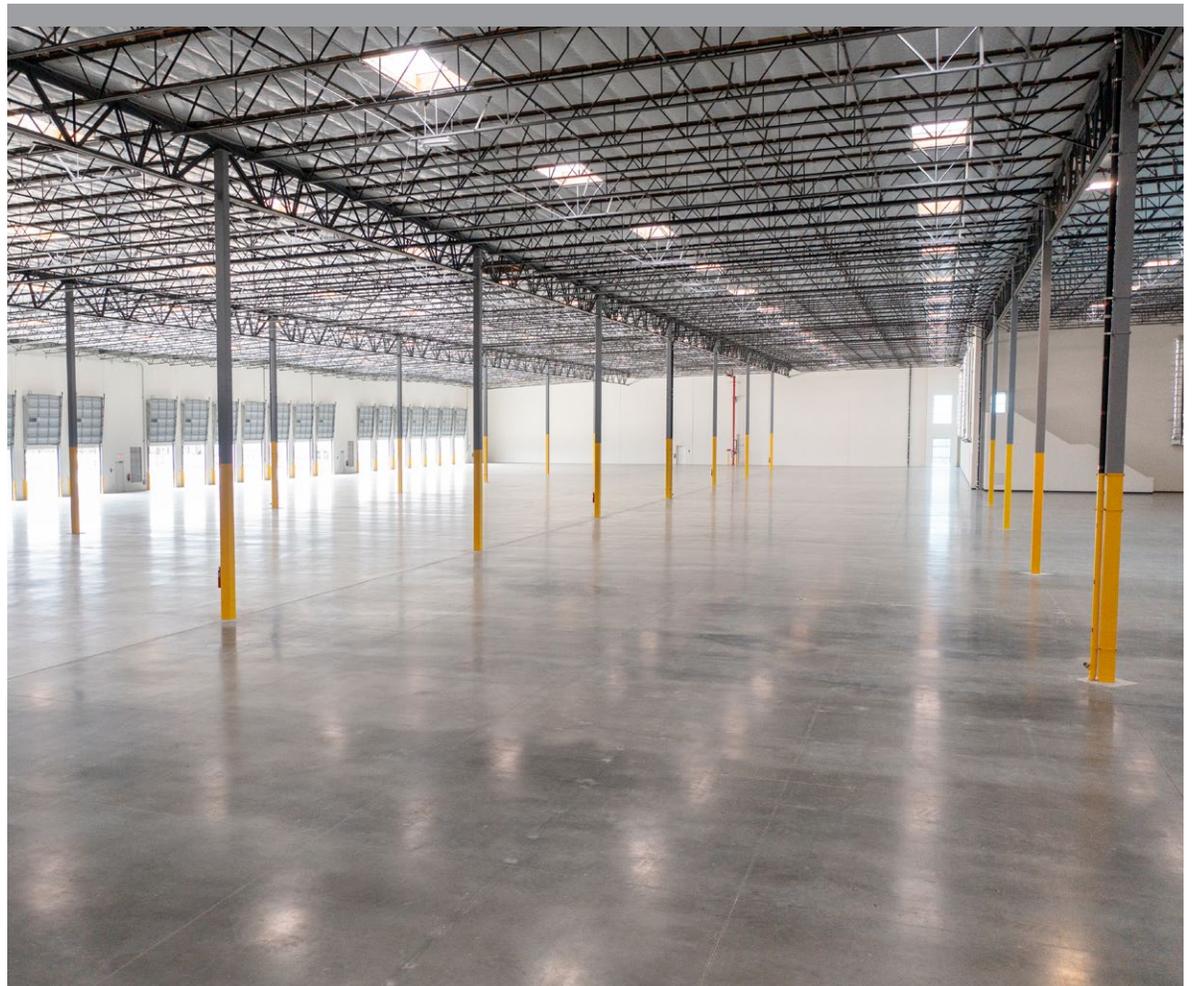
Newer construction offering efficient layouts, strong building systems, and long-term reliability.

Excellent Truck Circulation & Loading

Wide drive aisles and efficient site design allow for smooth truck flow and quick turn times.

Ideal for Transload, Overflow & Short-Term Distribution

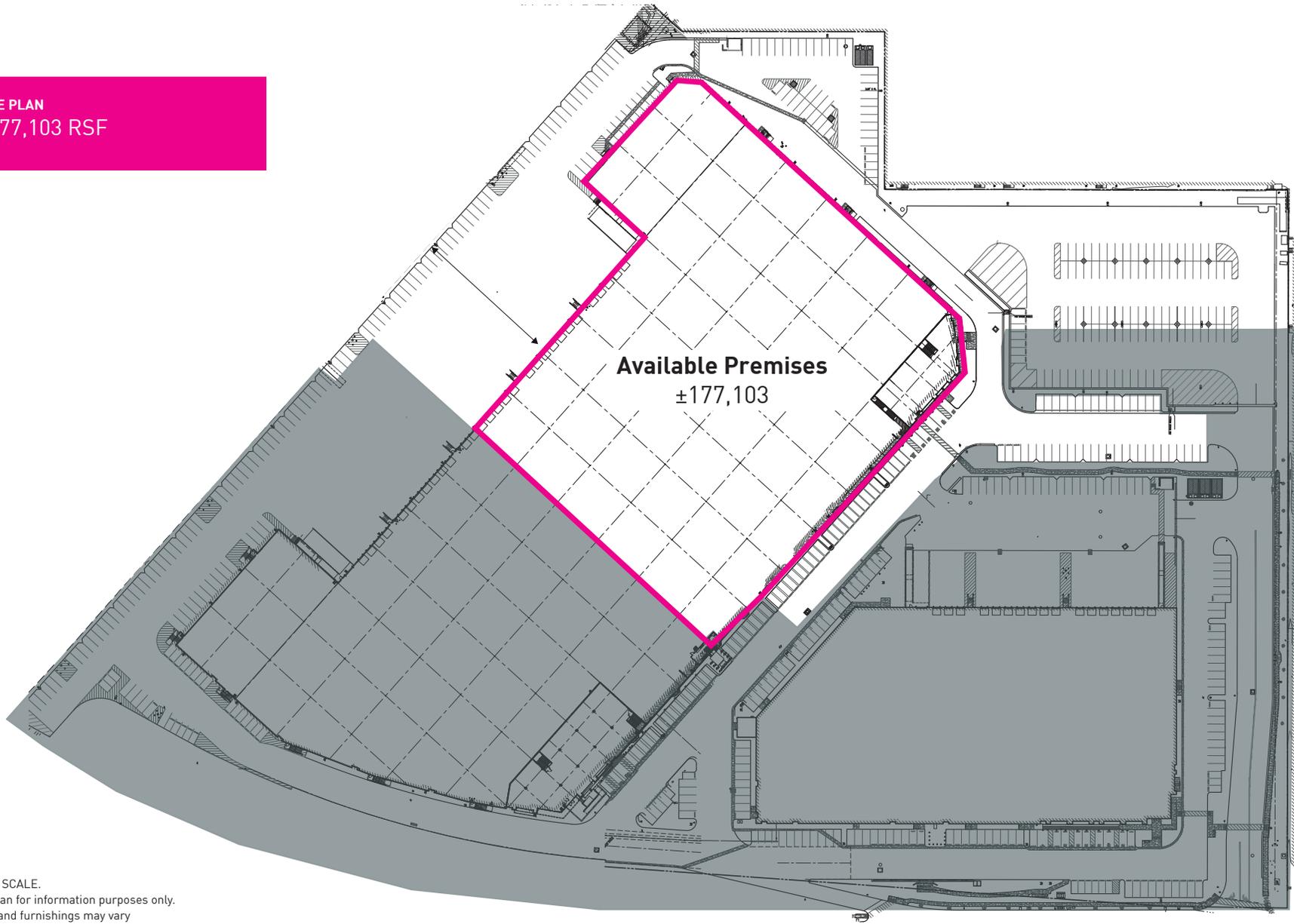
Well-suited for 3PLs, last-mile operators, and companies needing flexible, high-throughput space.



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice. ©2026 INDUSTRY PARTNERS, INC.



SITE PLAN
±177,103 RSF

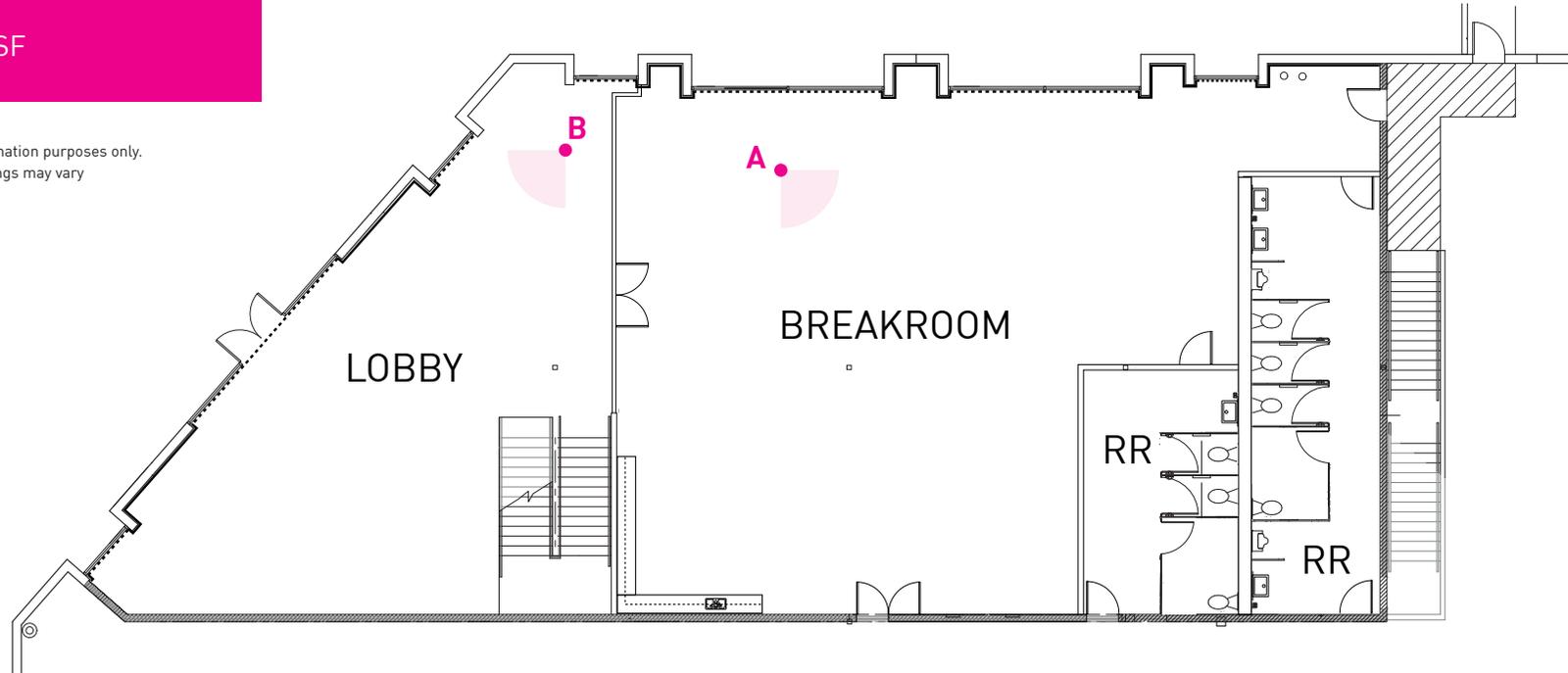


NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

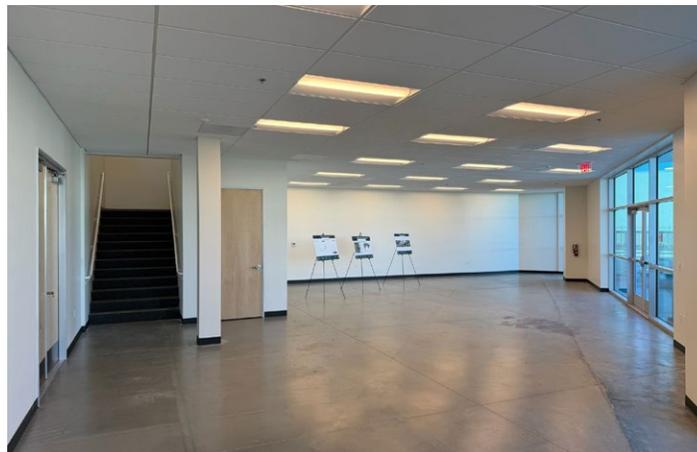
PRAIRIE AVE

1ST FLOOR
±5,462 RSF

NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary



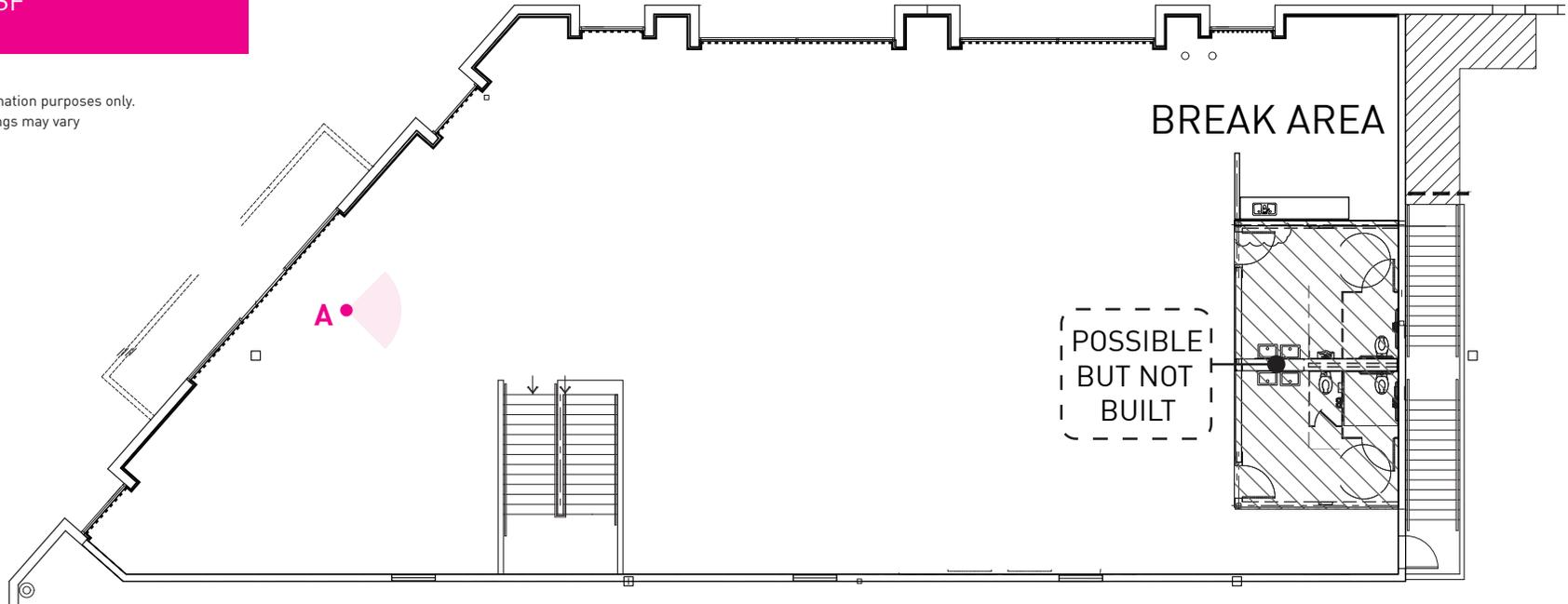
A—BREAKROOM AREA



B—LOBBY

2ND FLOOR
±5,682 RSF

NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary



A—OPEN WORK AREA

FOR SUBLEASE

SHORT-TERM LOGISTICS / DISTRIBUTION OPPORTUNITY

19501 PRAIRIE AVE TORRANCE CA 90503

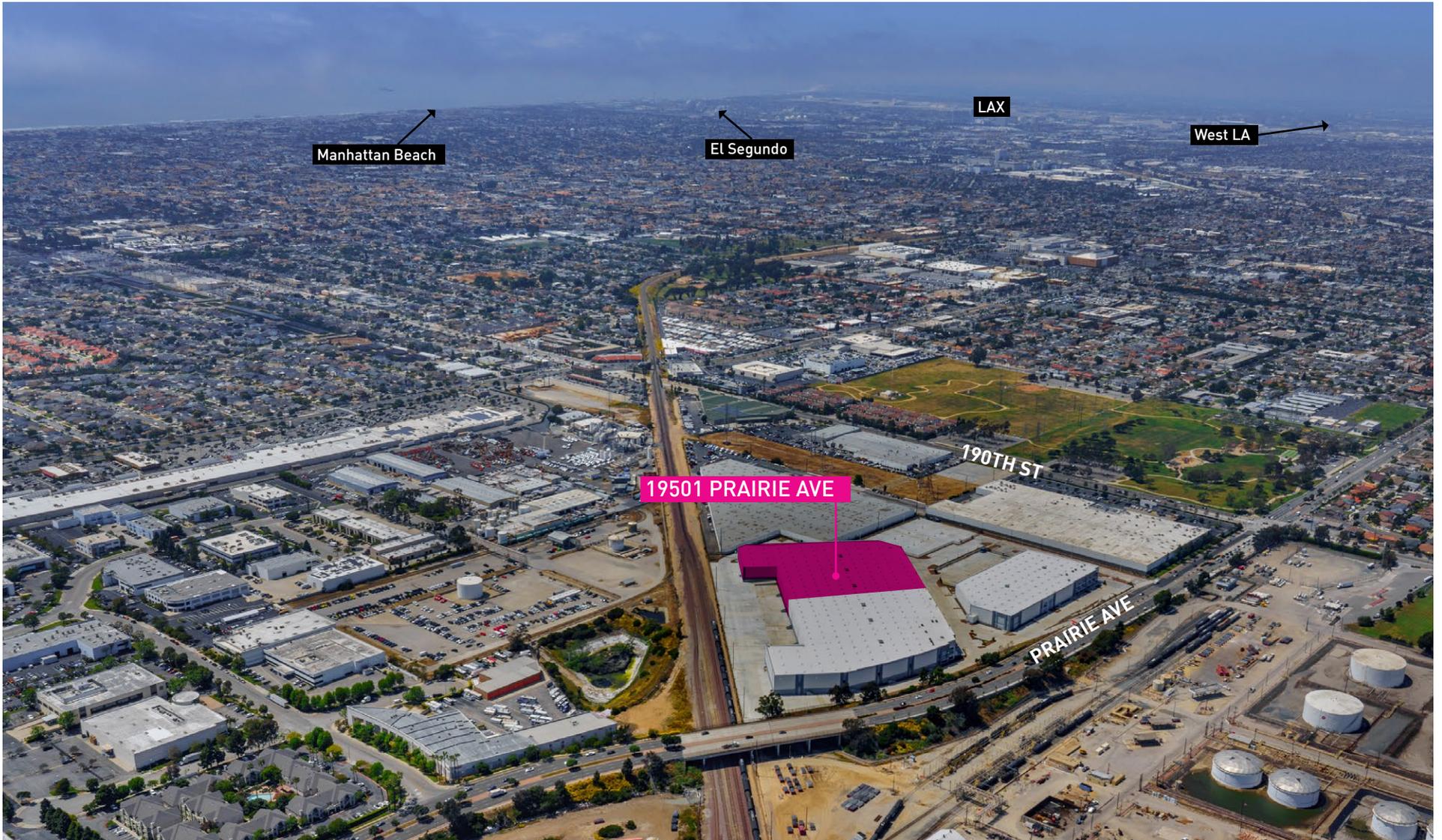


WAREHOUSE FLOOR



TRUCKWELL AREA







King Mediterraneo: A local favorite serving fresh Mediterranean cuisine — from grilled meats and shawarma to fresh hummus and salads. It's a perfect fast-casual option for lunch breaks or easy dinners. High quality, flavorful, and consistently well-reviewed.



The Boiling Crab: A lively Cajun seafood spot famous for its "bag style" shrimp, crab, and crawfish seasoned to your preferred spice level. A fun, energetic choice for team dinners or casual nights out. Ideal for groups looking for something bold and informal.



Fatto a Mano: The Pasta Shop A highly rated Italian restaurant in Redondo Beach specializing in handmade pasta, artisan pizzas, and seasonal dishes. Warm, intimate, and consistently excellent — an impressive venue for hosting visitors or celebrating team wins. One of the best pasta spots in the South Bay.



The Depot Restaurant: A longtime Torrance institution by Chef Michael Shafer, serving globally influenced American cuisine in a historic building. Known for its generous portions and attentive service, it's a standout spot for client entertainment or special team dinners. Classic without being stuffy. techniques.



Local Kitchen: A beloved New American tavern located in Old Torrance offering scratch-made dishes ranging from burgers and tacos to salads and pastas. The lively bar, great cocktails, and warm ambiance make it a go-to for both casual and semi-formal meals. Excellent for team dinners or informal client meetups.



MB Grille: A well-established seafood and New American grill known for fresh catches, craft cocktails, and a welcoming, polished atmosphere. Great for business lunches or dinner meetings where you want something a bit nicer without being overly formal. Generous portions and consistent quality keep it a local staple.



Urban Plates: A modern, health-focused restaurant offering made-from-scratch salads, plates, and sandwiches with quality ingredients. Perfect for fast but elevated lunches or fresh, well-balanced meals. A local favorite among professionals and families alike.



Lazy Dog Restaurant & Bar: A lively American eatery serving comfort classics, shareable plates, and handcrafted cocktails in a cozy, lodge-inspired space. Ideal for team meals, casual dinners, or happy-hour gatherings. Broad menu = something for everyone.



North Italia: A stylish, high-energy Italian restaurant offering house-made pizzas, seasonal pastas, and craft cocktails. Its warm ambiance makes it great for group dinners or relaxed client meetings. Consistently one of the most popular dining options in the Del Amo district.



Din Tai Fung (Del Amo Fashion Center): A globally renowned Taiwanese restaurant best known for its handcrafted soup dumplings and refined small plates. The Torrance location consistently draws crowds for its exceptional consistency and premium ingredients. Perfect for client lunches, team celebrations, or showcasing the local dining scene. familiarity.