

43,644 SF LEASE | DECEMBER DELIVERY

24000 Garnier Street Torrance, CA 90505

**CONSTRUCTION
UNDERWAY!**

**DEC 2026 EST.
COMPLETION**



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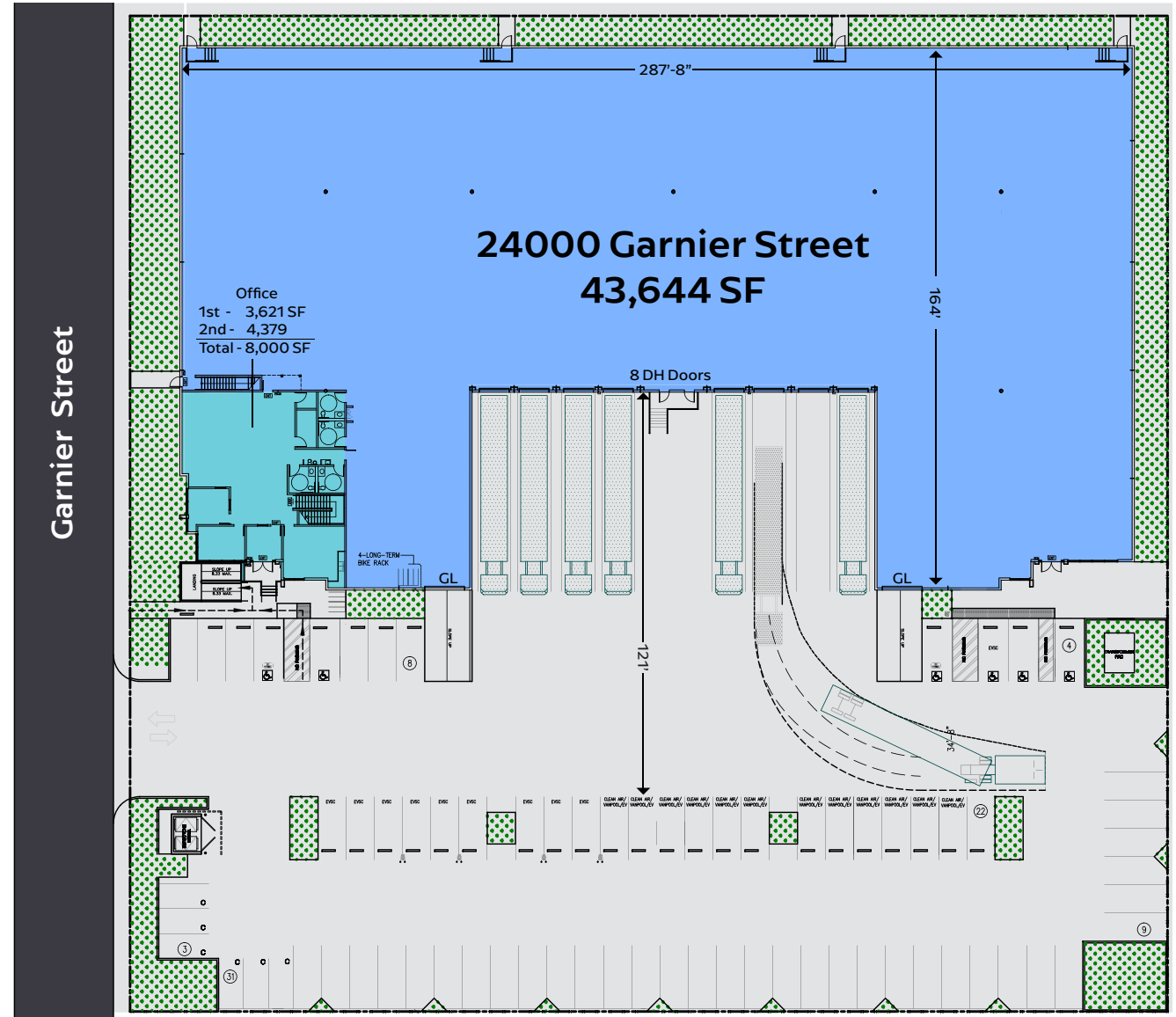
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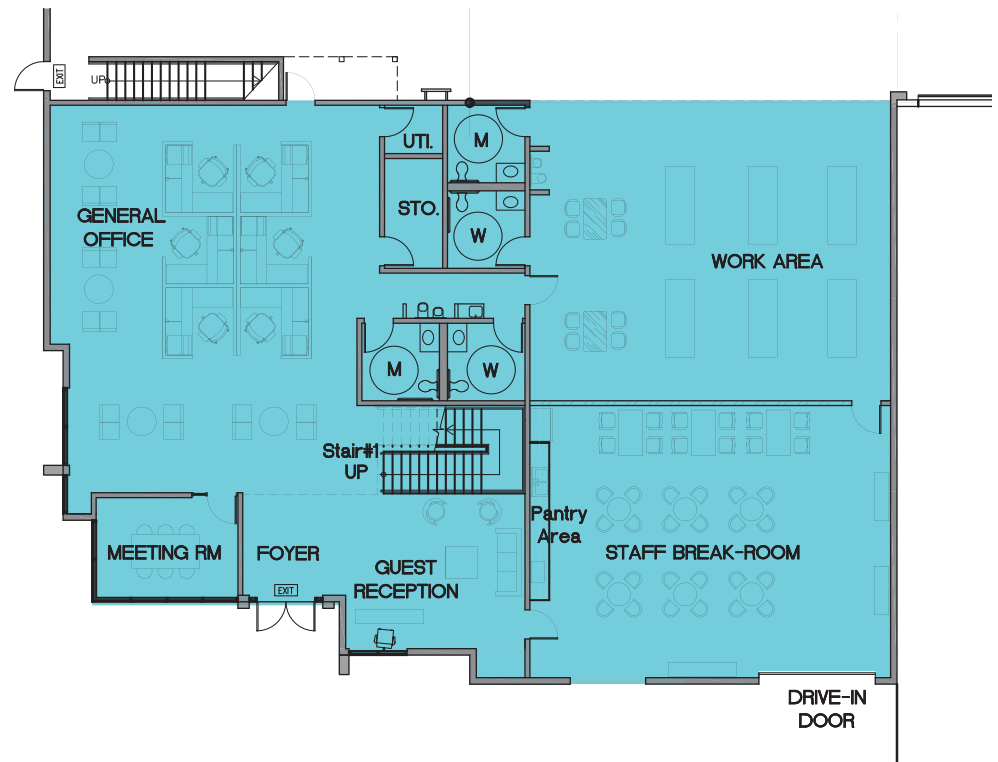
Building Features

- $\pm 43,644$ SF on ± 2.13 Acres
- $\pm 8,000$ SF Office (Two Story)
- 30' Minimum Clearance
- 8 Dock High Loading Doors
- 2 Grade Level Loading Doors
- 77 Car Parking Spaces
- ESFR Sprinkler System
- 4,000 AMP Panel
- 7" Thick Warehouse Slab
- Prime City of Torrance Location

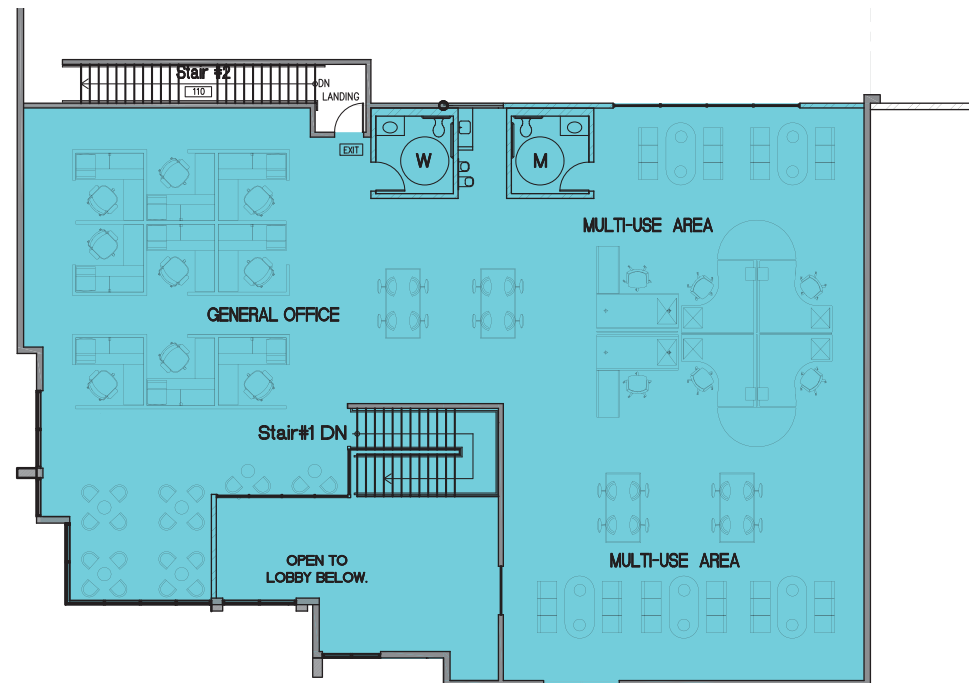


Floorplans

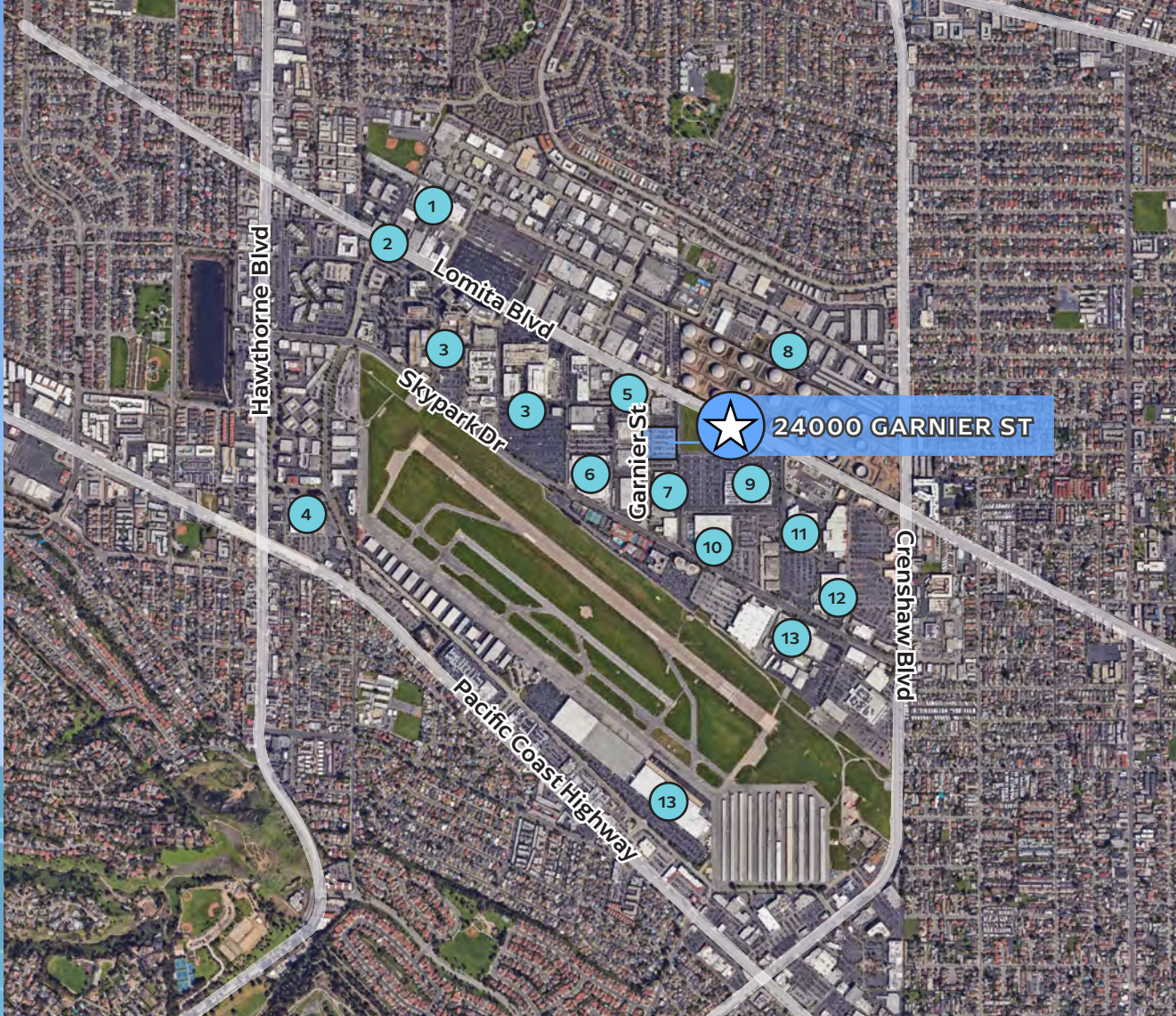
FIRST FLOOR
3,621 SF



SECOND FLOOR
4,379 SF



Corporate Neighbors



CORPORATE NEIGHBORS

- | | |
|----------------------------------|------------------------|
| 1 Pelican Products | 8 Tesla |
| 2 Public Storage | 9 Costco |
| 3 Torrance Memorial | 10 Amazon Hub |
| 4 Best Buy | 11 Sam's Club |
| 5 Magnetic Component Engineering | 12 Home Depot |
| 6 Howmet Fastening | 13 LSI Aerospace |
| 7 Pacific Sales | 14 Robinson Helicopter |

Prime South Bay Location

EXCELLENT 405 FREEWAY
VISIBILITY WITH OVER 270K
DAILY DRIVERS

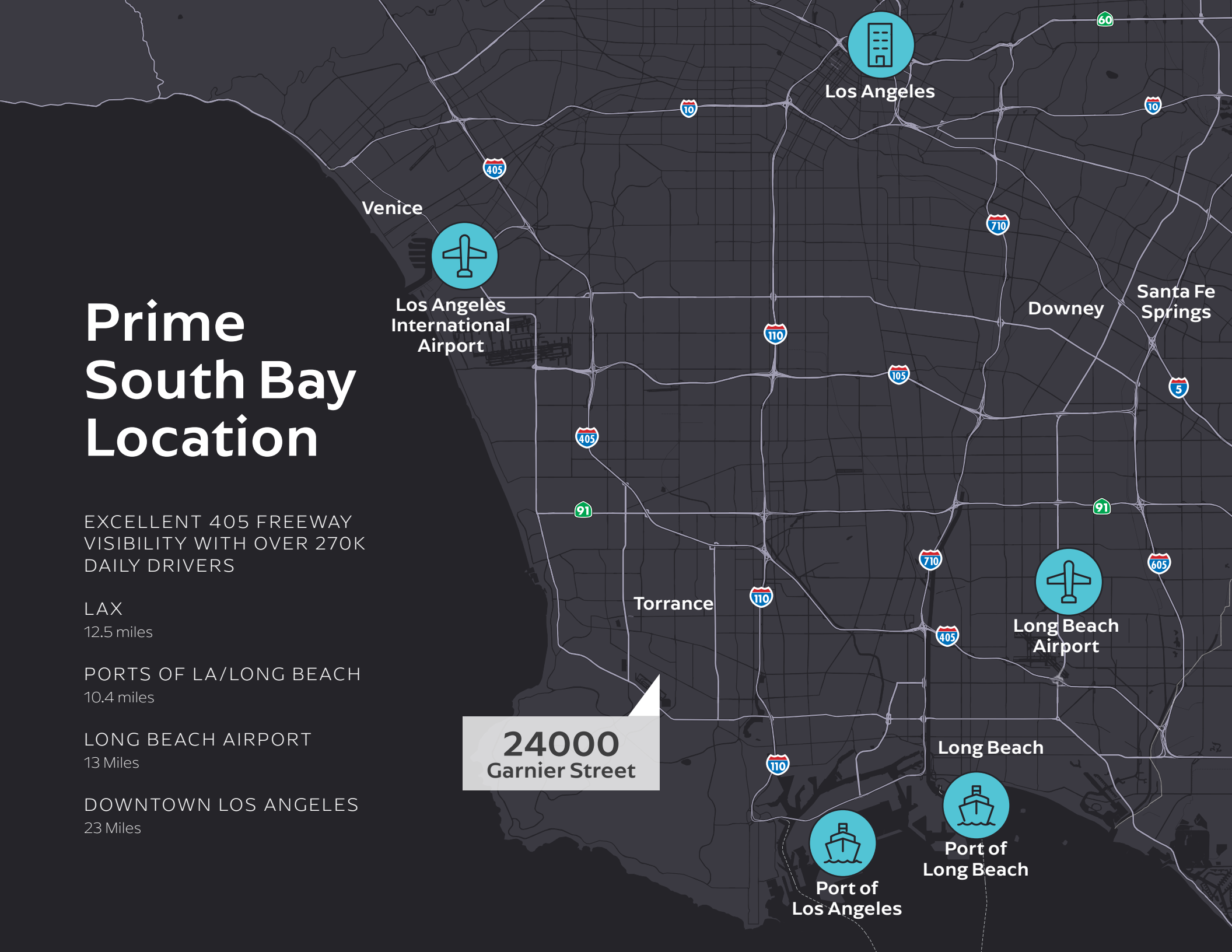
LAX
12.5 miles

PORTS OF LA/LONG BEACH
10.4 miles

LONG BEACH AIRPORT
13 Miles

DOWNTOWN LOS ANGELES
23 Miles

24000
Garnier Street





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