

Available SF 2,653 SF

Industrial For Lease

Building Size 18,014 SF



**Address:** 3640 Skypark Dr, Torrance, CA 90505

**Cross Streets:** Skypark Dr/Madison St

Torrance Airport Location/Proximity to Major Retail and Medical Offices/Facilities/ High Image Corner Location/Plentiful Public Parking Across Madison St./Complete Refurbishment Underway Professionally Managed and Operated/Low Operating Expenses High Clear Height/Large Roll Up Door/Warehouse HVAC is TBD

**Lease Rate/Mo:** \$3,980  
**Lease Rate/SF:** \$1.50  
**Lease Type:** Gross / Op. Ex: \$0.06  
**Available SF:** 2,653 SF  
**Minimum SF:** 2,653 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$23,720 / 2025  
**Yard:** No  
**Zoning:** MI-LT

**Sprinklered:** No  
**Clear Height:** 17'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 0  
**A: 200 V: 120/240 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1974

**Whse HVAC:**  
**Parking Spaces: 2 / Ratio: 0.8:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** TBD  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 456 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Completion  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Torrance  
**APN#:** 7378-011-033

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

**Listing #:** 43933910

**Listing Date:** 12/01/2025

**FTCF:** CB000N000S000/OAA

**Notes:** Call broker for commission information. Call to schedule a tour. All information on this brochure must be verified by prospective tenants and/or brokers.