

OFFERING MEMORANDUM

HAMILTON GATEWAY CENTER BUILDING 3



EXCLUSIVELY OFFERED BY:

ADRIAN D. MARTINEZ

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19827 HAMILTON AVE | TORRANCE, CA

INDUSTRIAL FLEX INVESTMENT/OWNER USER

MARQUIS
SIGNATURE PROPERTIES

DISCLAIMER

Marquis Signature Properties has been retained as exclusive advisor to the Seller for the sale of Hamilton Gateway Center Building 3 (the "Property"), approximately 6,912± square feet of building on 6.03± 'share' (HOA) acres located at 19827 Hamilton Ave. Torrance Ca, 90502.

This Offering Memorandum has been prepared by Marquis Signature Properties for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Marquis Signature Properties, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Marquis Signature Properties, therefore, are subject to variation. No representation is made by Marquis Signature Properties or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Marquis Signature Properties, Owner, and its employees disclaim any and all liability for representations and warranties,

expressed and implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Marquis Signature Properties each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. Marquis Signature Properties is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter

of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Marquis Signature Properties, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Marquis Signature Properties, and (v) to return it to Marquis Signature Properties immediately upon request of Marquis Signature Properties or Owner.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.

2801 W. Coast Hwy, Suite 370
Newport Beach, CA 92663

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<https://marquissp.com/>



OFFERING TERMS

PRICE
\$3,200,000



ADDRESS: 19827 HAMILTON AVE.
TORRANCE CA 90502

APN: 7351-033-049

BUILDING SIZE: 6,912± square feet

LAND SIZE: 6.03± acres (HOA)

YEAR BUILT: 2003

LEASE TYPE: VACANT AT CLOSE OF ESCROW

PRICE PER SQFT: \$463.00

HOA MONTHLY FEE: \$645.00

LOCATION HIGHLIGHTS

INVESTMENT OVERVIEW

CENTRALIZED LOCATION

Immediate Access To 110 & 405 FWY

NEWER CONSTRUCTION

High Profile Industrial Office Flex

GROUND LEVEL LOADING

Oversized Ground Level Loading

CLEARANCE

24'

LOADING

12' X 14' Ground Level

PARKING

18 (Provided On Premises Within Common Areas)



HAMILTON GATEWAY CENTER BUILDING 3 | TORRANCE, CA

PROPERTY PHOTOS

PROPERTY OVERVIEW



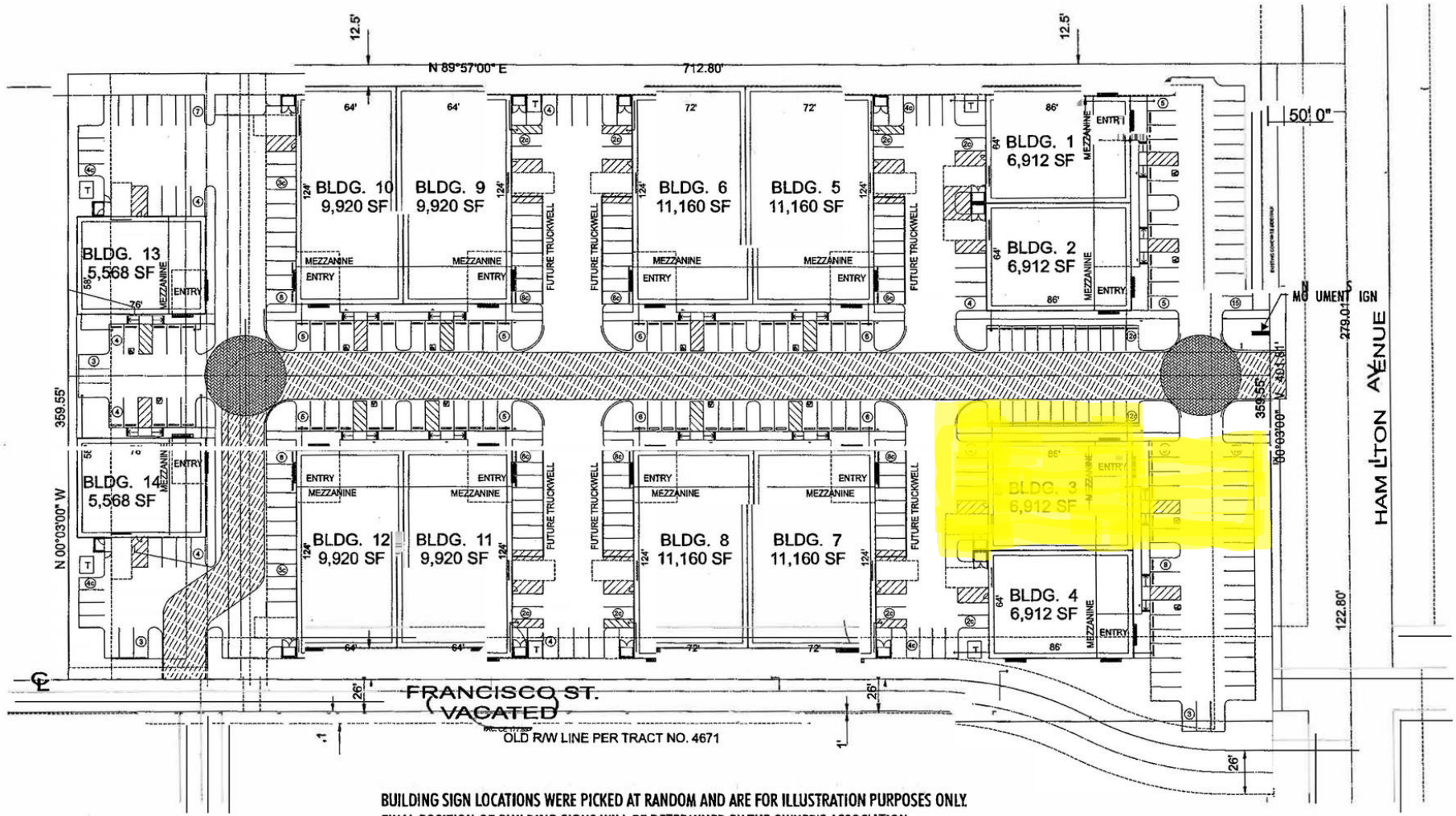


HAMILTON GATEWAY CENTER BUILDING 3 | TORRANCE, CA



PLAT MAP

PROPERTY OVERVIEW



BUILDING SIGN LOCATIONS WERE PICKED AT RANDOM AND ARE FOR ILLUSTRATION PURPOSES ONLY.
FINAL POSITION OF BUILDING SIGNS WILL BE DETERMINED BY THE OWNER'S ASSOCIATION.

SITE PLAN

SCALE: 1/64" = 1'-0"

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HAMILTON GATEWAY CENTER

19801-19829

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