

±14.3 ACRE INDUSTRIAL YARD FOR LEASE

UNINCORPORATED LA COUNTY | CA 90502

DAUM | LARA TEAM
COMMERCIAL REAL ESTATE SERVICES



APPROVED FOR TRUCKING & PARKING USES
(TRUCK, TRAILER, CAR STORAGE, ETC.)



 INGRESS  EGRESS  FLOOD CONTROL CHANNEL

VERMONT AVE.

PROJECT HIGHLIGHTS

±14.3 ACRES OF TRUCK, TRAILER, & VEHICLE STORAGE YARD, LOCATED AT THE TORRANCE BLVD EXIT OF THE 110, IMMEDIATELY OFF THE 110/405 INTERCHANGE



TOTAL SITE AREA

±14.3 acres (±622,232 SF)

PAVED AREA

±11.6 acres (± 507,000 SF)
450+ trucks/containers



LOCATION

Direct access to the 110 freeway at Torrance Blvd on/off ramp with 780' of freeway frontage



IMPROVEMENTS

Paved, fenced (50' gate on Hamilton), existing buildings/utilities



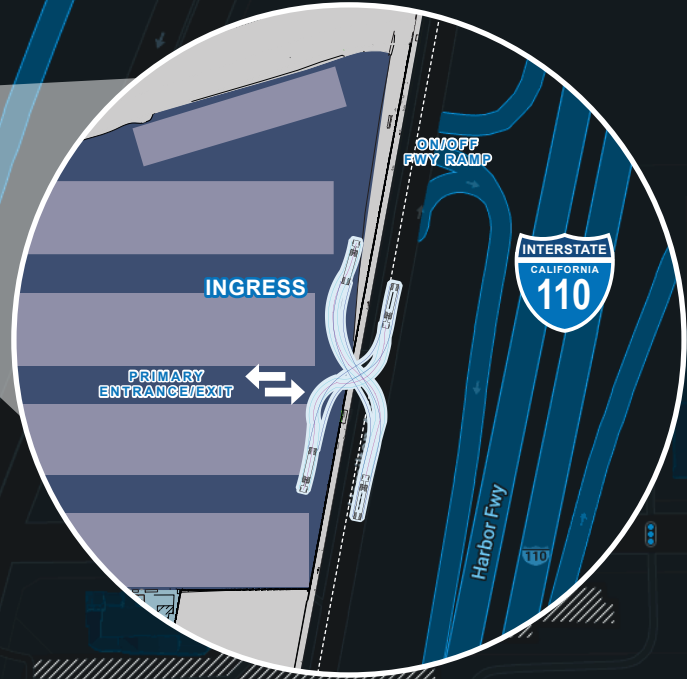
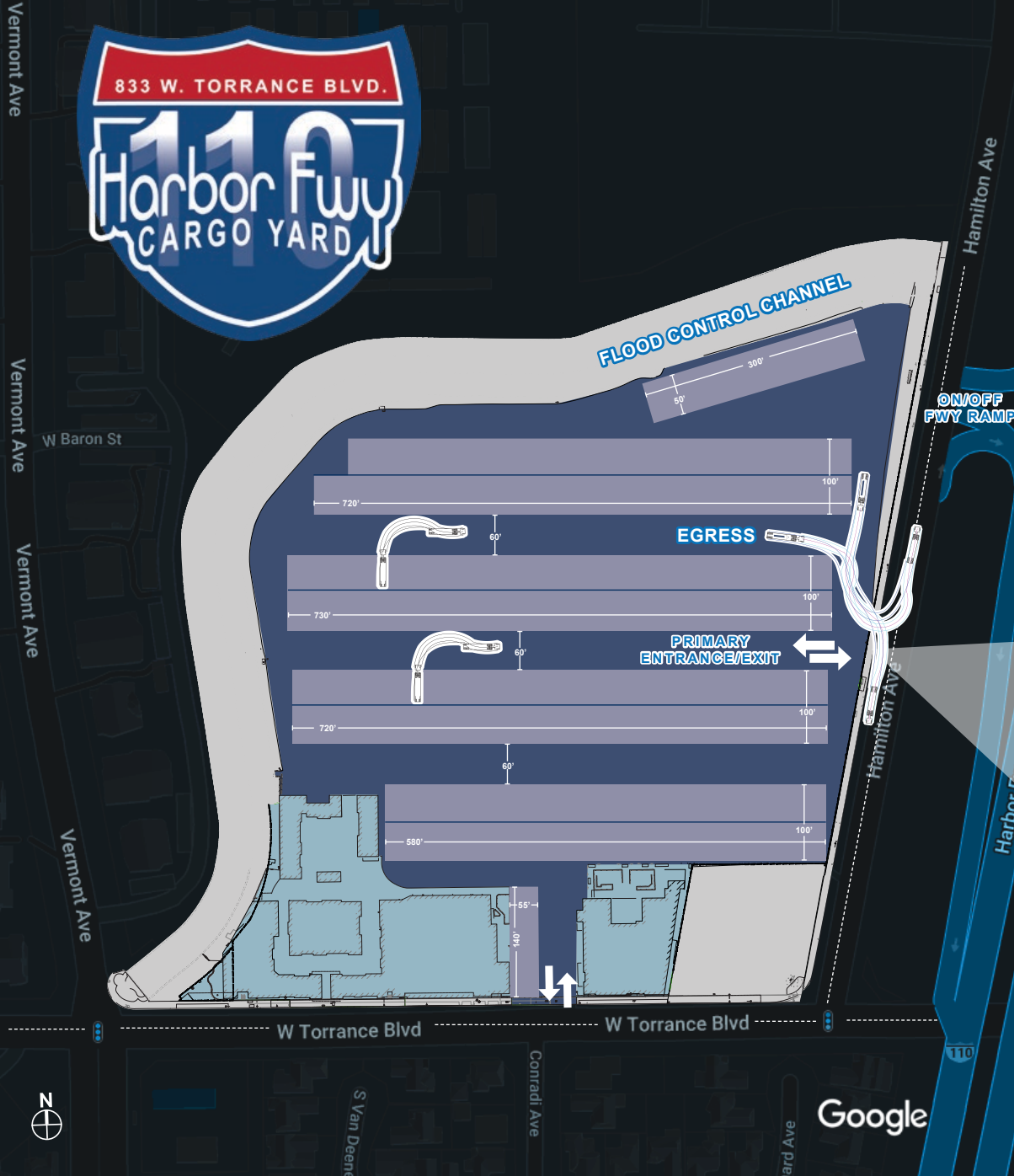
ZONING

Los Angeles County M-1.5 Industrial
Entitled for truck and vehicle parking/storage
No business license tax



CAPACITY TO STORE OVER 450+ CONTAINERS

● TRAILER AREA ● BUILDING AREA





DIRECT ACCESS TO THE PORTS OF LONG BEACH & LOS ANGELES

WITH THE CAPACITY TO STORE OVER 450+ TRAILERS



5 MILES

DRAYAGE RATE COMPARISON		
Submarket	Cost Per Container (From LA/LB Port)	Difference (Cost Difference Per Container)
Torrance	\$753	\$0
Santa Fe Springs	\$853	\$100
Ontario	\$990	\$237
Redlands	\$1,112	\$359
Victorville	\$1,233	\$480

SOURCE: DRAYAGE COST ESTIMATES PROVIDED BY WCL CONSULTING, 2022





DESTINATIONS	DISTANCE
Port of Los Angeles & Port of Long Beach	5 miles
Los Angeles Intl. Airport	11 miles
Downtown Los Angeles	15 miles

LOCATION HIGHLIGHTS

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