



 **JLL** SEE A BRIGHTER WAY

# For sublease

20000 S Vermont Avenue

Torrance, CA 90502

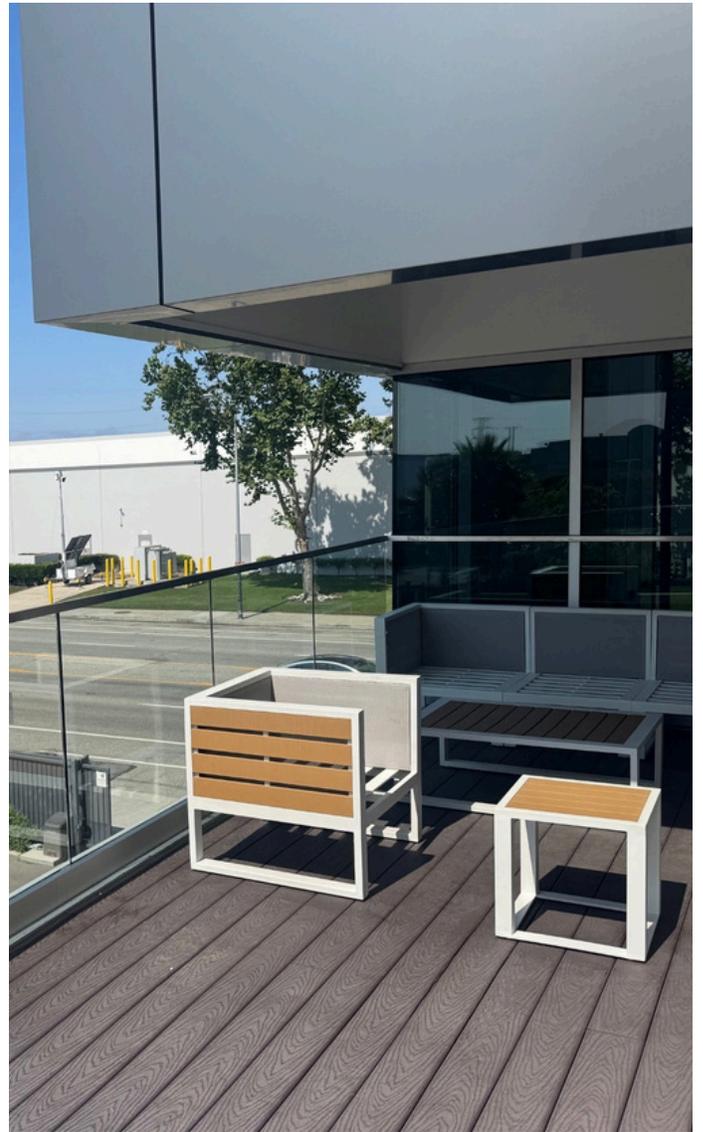
Industrial Space | 34,734 RSF Available

Sublease through October 31, 2029\*

# High-End Industrial Building Fronting Vermont Avenue

## Property specifications

- 34,734 SF available sublease
- High-end office space and balconies
- ISO - 8 Cleanroom (can stay or go)
- FF&E available
- All doors access controlled throughout
- New security system, fire system and fiber optics installed



### Proximity

Close to 405 Fwy, Port of Los Angeles,  
LA aerospace community

### Clear Height

32'

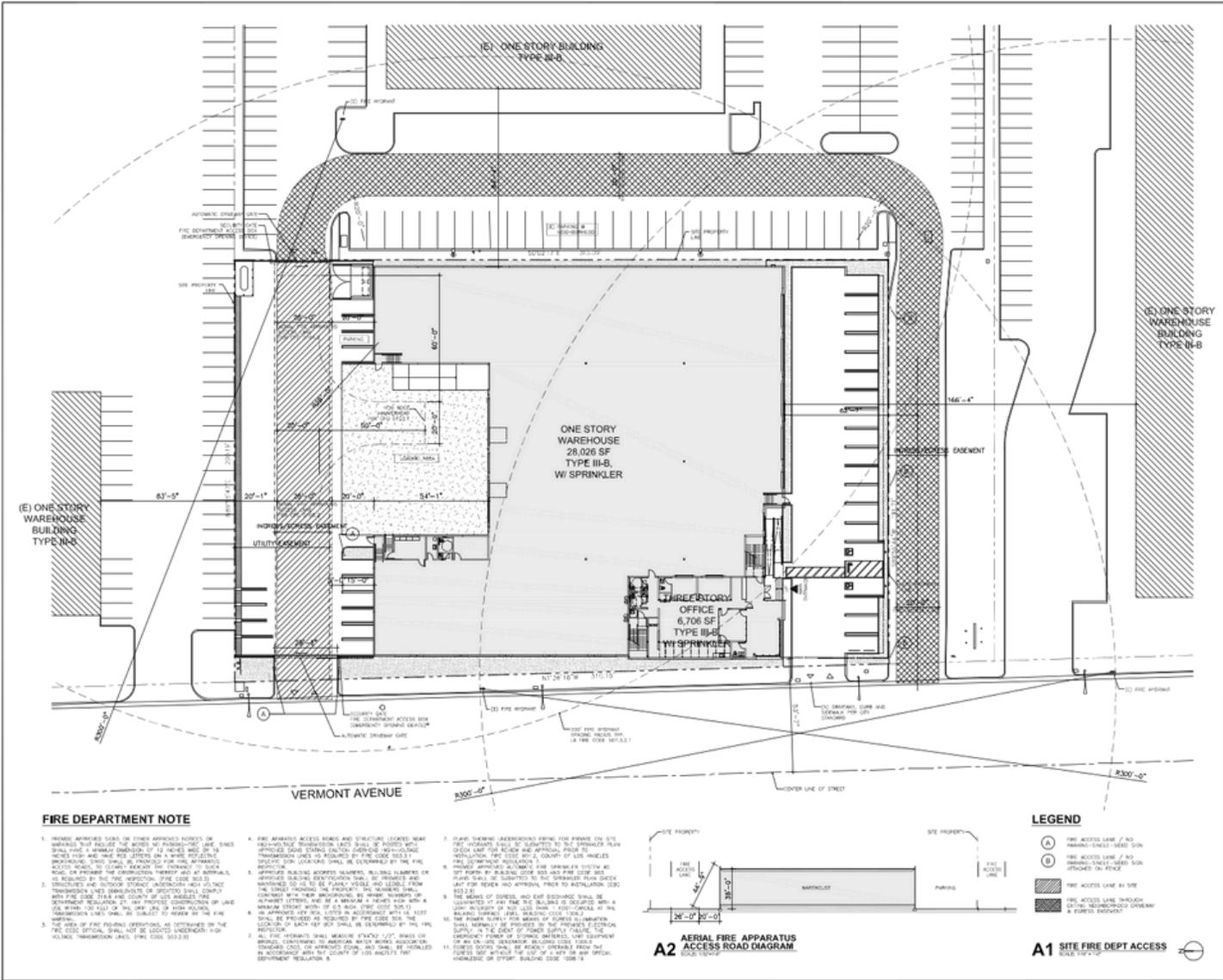
### Power

AMP	Phase	Amp Switches
<b>600/480</b>	<b>3</b>	<b>2,400</b>

### HVAC

4 units for office areas

# Warehouse Floor Plan



DK design workshop, Inc.  
 818 S. BRADSHAW AVENUE  
 LOS ANGELES, CA 90005  
 TEL: 310.201.2000  
 FAX: 310.201.2001  
 WWW: WWW.DKDESIGNWORKSHOP.COM

(A)\_escape studio  
 1001 W. 10TH STREET  
 LOS ANGELES, CA 90057  
 TEL: 213.481.1111  
 WWW: WWW.ESCAPESTUDIO.COM

VERMONT DISTRIBUTION CENTER

2008 S. VERMONT AVE.  
 LOS ANGELES, CA 90005

88882917 DK  
 FIRE DEPARTMENT  
 ACCESS PLAN  
 G0.50

- 28,000 SF Warehouse Space
- 6,000 SF Office Space



# For sublease

34,734 SF Available



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