

WAREHOUSE FOR LEASE / SALE

1206-1210 West Jon Street

Torrance (Unincorporated Los Angeles County), California 90502

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



- * UNINCORPORATED LA COUNTY * M2 ZONING * FENCED/SECURE YARD *
- * PROXIMITY TO WORLD PORTS, LAX, 405/110/91 FREEWAYS *
- * SPRINKLERS * OPPORTUNITY ZONE LOCATION * 400 AMPS 120/240 VOLTS *

UNITS 1206-1210

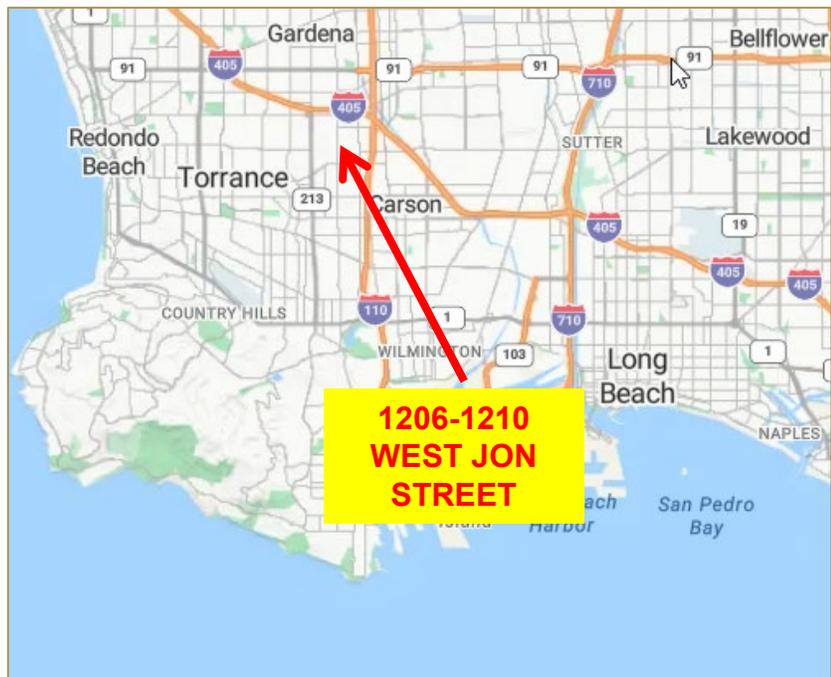
- ❖ **Total Square Footage:** 21,312 SF
- ❖ **Parcel Size:** 39,346 SF
- ❖ **Dock High Positions :** 4
- ❖ **Office Area:** 5,348 Square Feet
- ❖ **Clear Height:** 21' (under beam)
- ❖ **Parking:** 32 Spaces
- ❖ **Monthly Rent:** \$1.50 PSF net (\$31,968)
- ❖ **Sale Price:** TBD

UNIT 1206

- ❖ **Total Square Footage:** 9,482 SF
- ❖ **Dock High Positions :** 2
- ❖ **Office Area:** 4,252 Square Feet
- ❖ **Clear Height:** 21' (under beam)
- ❖ **Monthly Rent:** \$1.72 PSF Gross (\$16,309)

UNIT 1210

- ❖ **Total Square Footage:** 11,830 SF
- ❖ **Dock High Positions :** 2
- ❖ **Office Area:** 1,096 Square Feet
- ❖ **Clear Height:** 21' (under beam)
- ❖ **Monthly Rent:** \$1.45 PSF Gross (\$17,154)



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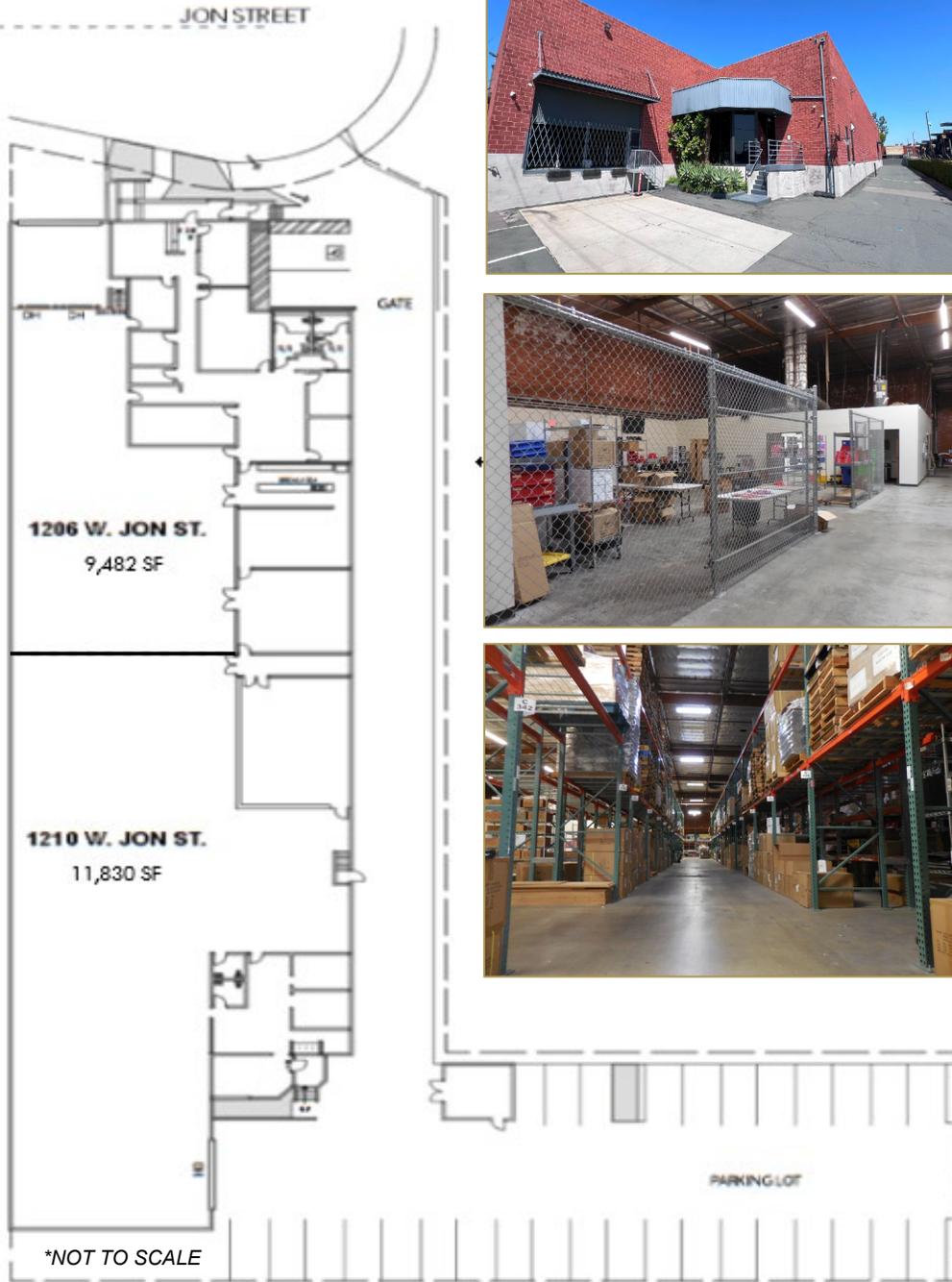
RE/MAX
COMMERCIAL & INVESTMENT REALTY

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