

20915-20917 WESTERN AVENUE

TORRANCE, CA 90501

*±7,034 SF R&D/Flex building
on ±0.35 AC with two
ground-level doors, 14' clear
height, & 16 parking spaces*

Highly Improved R&D Facility

Improved w/ Ventilation Hoods, Lab Space & Well
Distributed Power

Features backup generated

Cardlock Entry System Throughout

Exclusively listed by

THOMAS HOLLAND, CCIM, CPM, SIOR
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LIC N° 01186709



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PROPERTY HIGHLIGHTS

BUILDING SIZE	7,034 SF
LAND AREA	15,414 SF (0.35 Ac)
YEAR BUILT	1981
GL LOADING	2 doors
CLEAR HEIGHT	14'
DH LOADING	-
CONSTRUCTION	Split face blocked
PARKING	16 spaces
OFFICE	100%
POWER	400 Amps, 240 Volts 3 Phase, 4 wire
SPRINKLERS	No
ZONING	TOMI-BP
USE	R&D Flex
APN	7352-017-015
POSSESSION	05/01/26 or Close of Escrow

\$327

PSF RATE

\$2.3M

ASKING PRICE

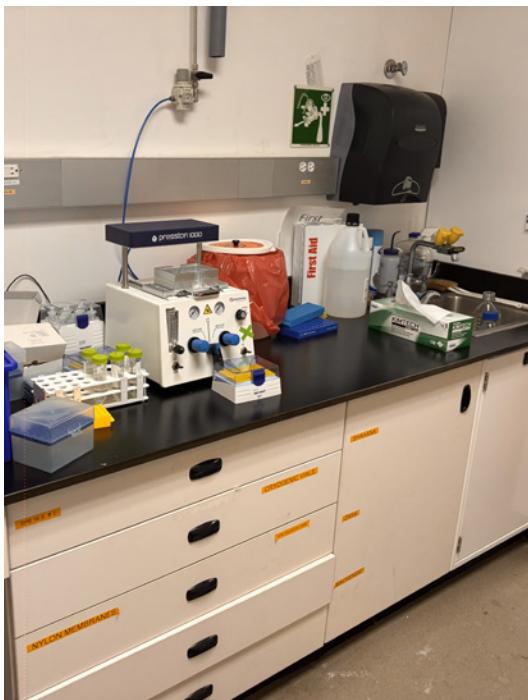


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FOR SALE | 20915-20917 WESTERN AVE



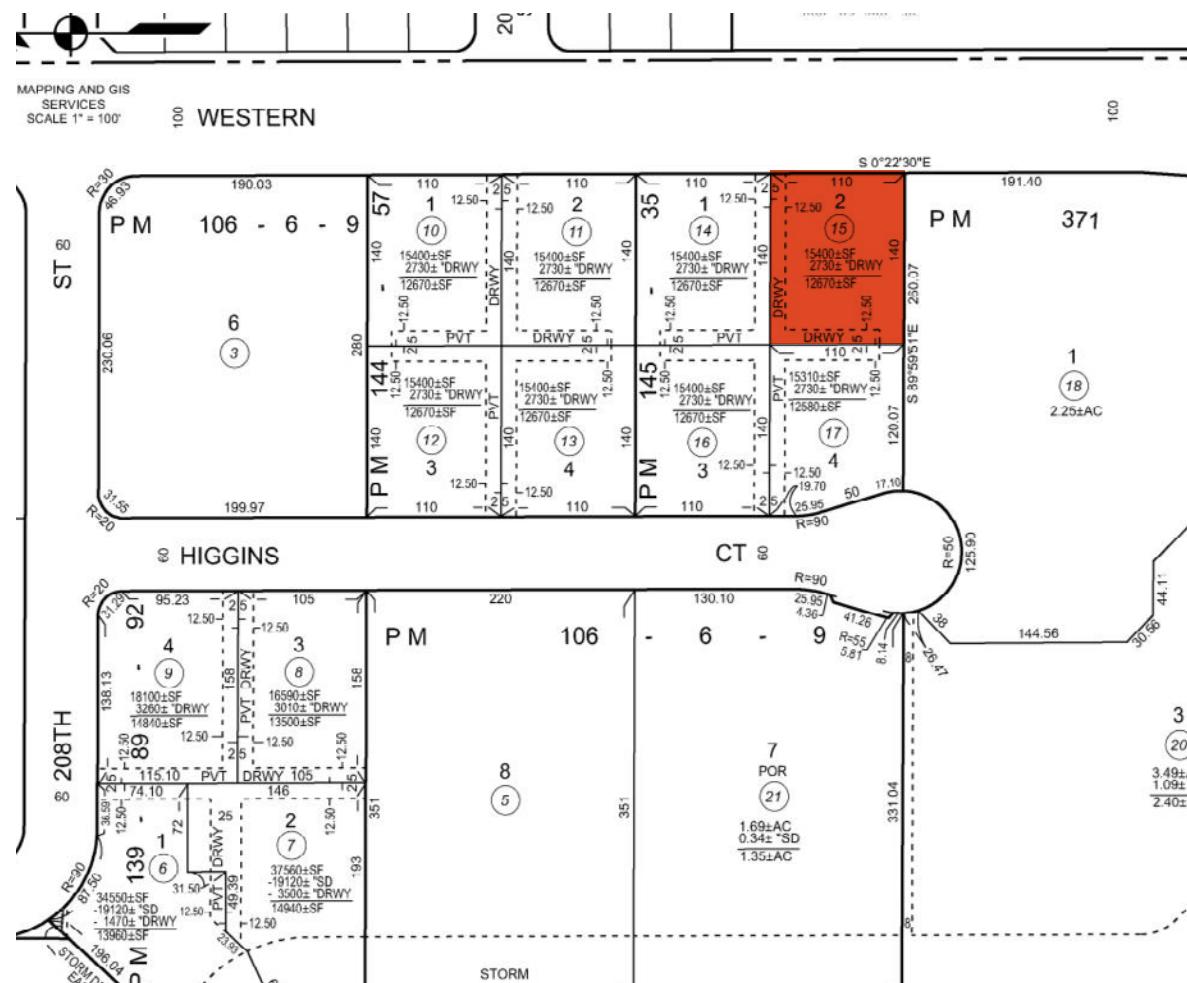
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PARCEL MAP



Source: First American Financial Corporation

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AVAILABLE

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PSF PRICE

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