



Colliers

# For Sale or Lease

## 3131 Lomita Boulevard Torrance, CA 90505

43,010 SF Industrial for Sale or Lease

### Contact us:

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2141 Rosecrans Ave, Suite 1120  
El Segundo, CA 90245

### Building:

- 43,010 SF
- 7,000 SF Office Space
- 22' Clear Height
- 6 GL Loading Doors
- 1200 Amp Power
- 117 Parking Stalls
- M2 Zoning

### Pricing:

- **LEASE:** \$1.25 Gross / PSF / Mo\*
- **SALE:** \$395 PSF

### Highlights:

- Prime Torrance Location
- Pricing for first year only\*





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## Site Plan & Location

Hand-drawn site plan for an industrial building project. The plan shows a large 'INDUSTRIAL BUILDING' with a 'PARKING LOT' to its north and another 'PARKING LOT' to its south. To the west of the building is 'LOMITA BLVD.' and a 'SIDEWALK' with a 'CROSSING' marked. To the east is a 'FUTURE TENNIS COURT' and a 'CHAIN FENCE'. The plan includes various annotations such as 'CONC. PAD ON EXIST. GRADE', 'MAIN DATA: BEST AND', 'MAIN TEL. BLDG. W/IN', and 'TYPE 'K' TYPE 'E' 25 ROUND STEEL POLES WITH BRACES'. A north arrow is located in the upper right corner.

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