

# 23105

## KASHIWA COURT, TORRANCE CA

63,202 SF Industrial Building For Sale

**CBRE**

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**CBRE**





# The Offering

CBRE is pleased to present this high image industrial facility ideally located in the highly desirable South Bay Submarket. The building features well appointed offices, 3 dock positions, 2 ground level doors, sprinklers and 21'-23' warehouse clearance. The property provides abundant parking for employees with 124 parking spaces in a secure gated yard.

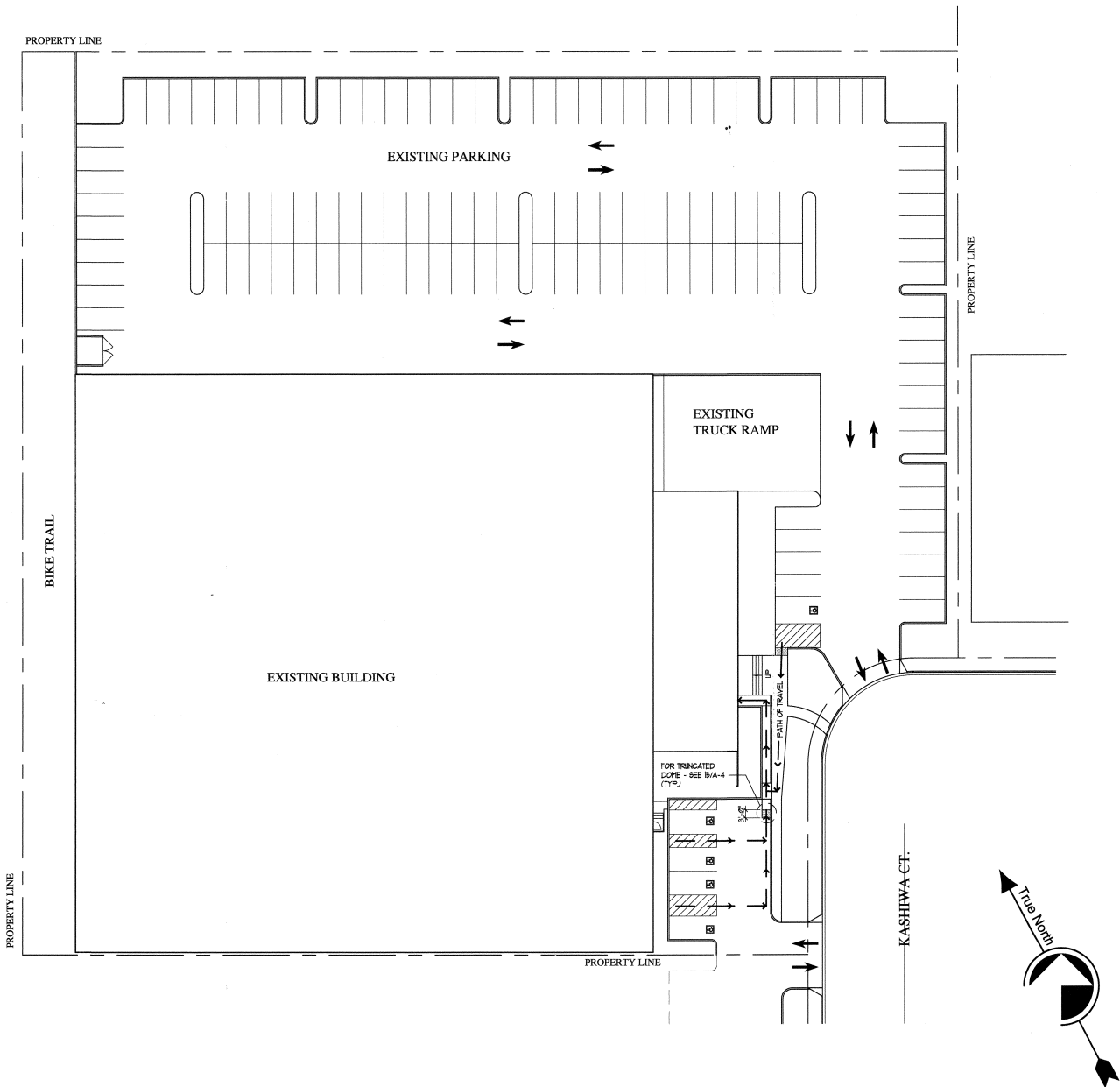


## Property Highlights

- Purchase Price: \$21,500,000 (\$340.18 PSF)
- Building Size: 63,202 SF
- Land Size: 105,415 SF
- Office Size: 28,206 SF
- High Image Industrial Facility
- 3 Dock Positions/2 Ground Level Doors
- 21'-23' Warehouse Clearance
- Power: 800 Amps, 120/208 Volts
- Parking: 124 Spaces
- Secured Fenced Parking
- South Torrance Business Park Location
- Sprinklered Building



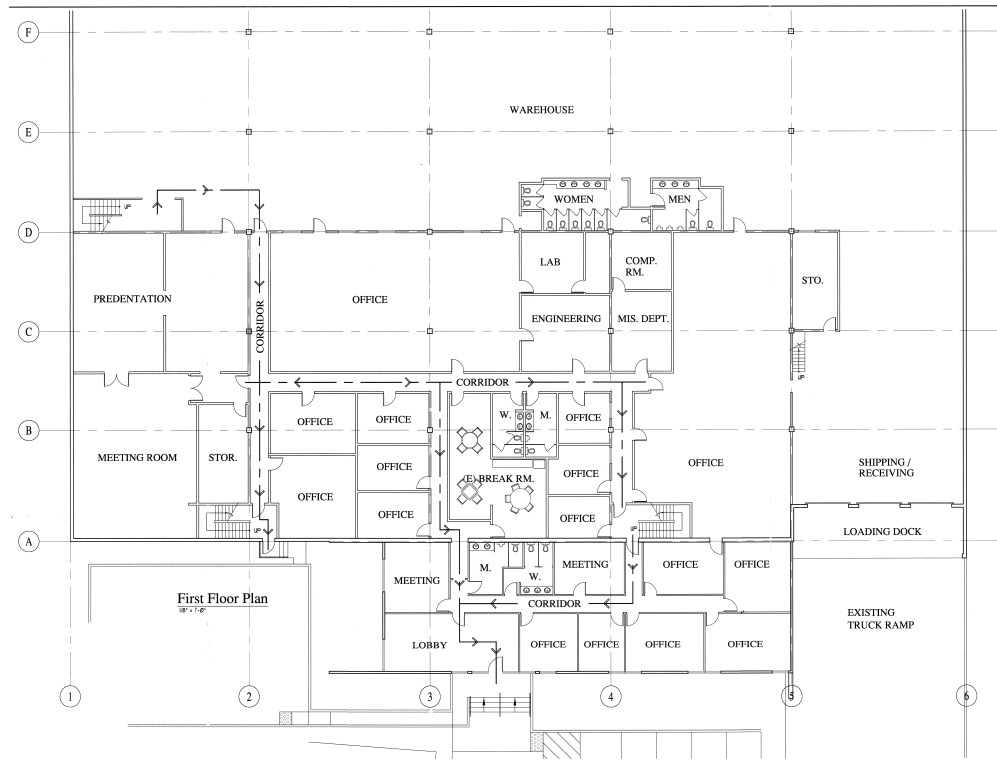
# Site Plan



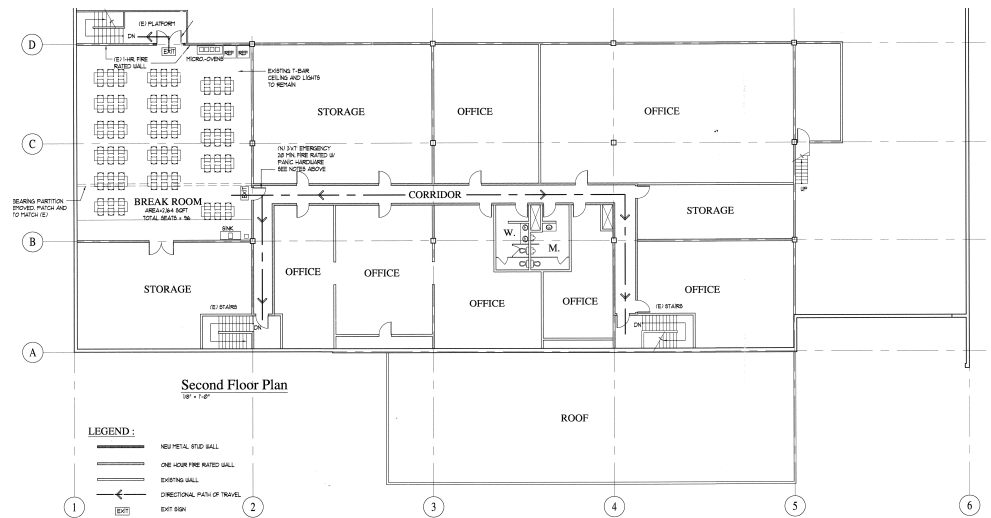


# Office Floor Plans

First Floor Plan - 15,664 SF



Second Floor Plan - 12,542 SF







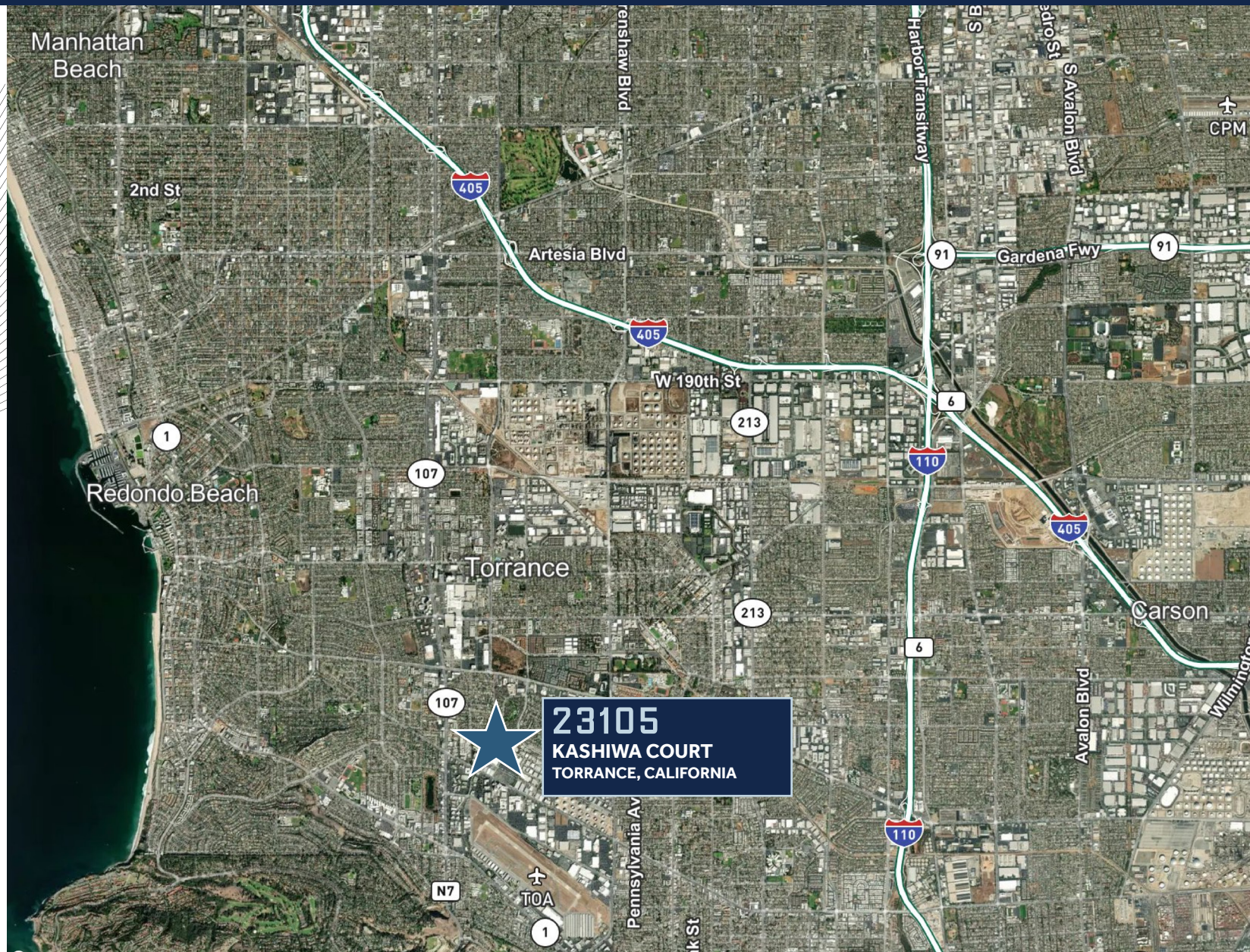
# Additional Photos





# Location Overview

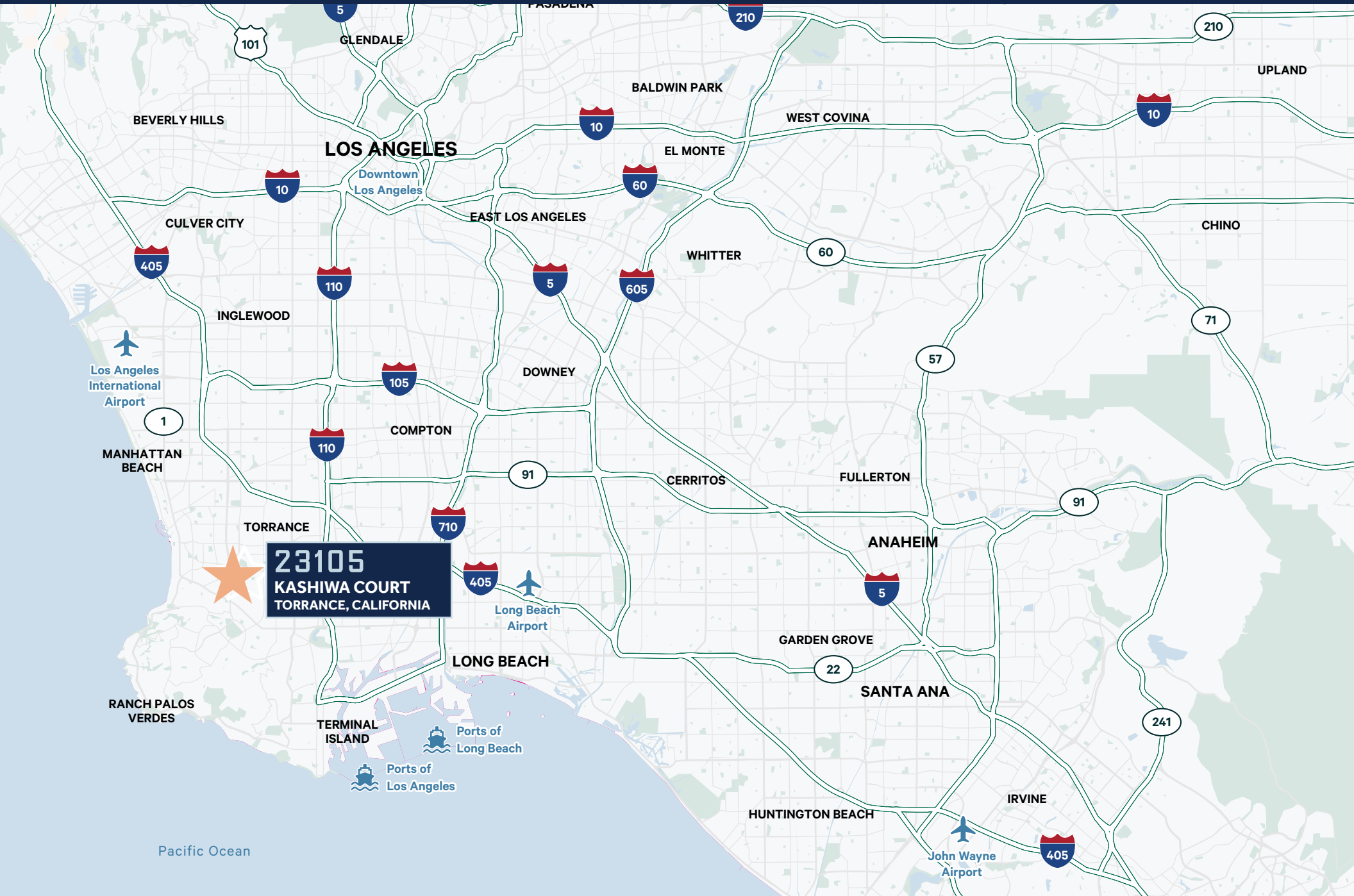
This site is strategically located near the 110 and 405 freeways and offers users quick access to the Ports of Los Angeles and Long Beach (6 miles) and Los Angeles International Airport (9 miles). The area is surrounded by a diverse and highly educated labor force with access to numerous amenities, housing options, transportation options, and quality of life attracts a wide variety of businesses to the area.







# Location Map





# Local Amenities





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