

# INDUSTRIAL FOR LEASE

640 Cypress Avenue

Hermosa Beach, California 90254

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



## \* RARE HERMOSA BEACH INDUSTRIAL FOR LEASE \*

### \* FULLY RENOVATED IN 2025 \*

- ❖ Building Size: 2,400 Square Feet
- ❖ Land Size: 3,001 Square Feet
- ❖ Office Area: 160 Square Feet (HVAC)
- ❖ Ground Level Doors: 1 (8'x8' ; motorized)
- ❖ Clear Height: 10' (under beam)
- ❖ Bathrooms: 1 (includes shower)
- ❖ Sprinklers: Yes
- ❖ Skylights: Yes
- ❖ Parking: 3 spaces
- ❖ Zoning: HBM1YY
- ❖ Roof Type: Laminated/GLU Wood Beam
- ❖ Year Built: 1965/R 2025
- ❖ Construction Type: Block
- ❖ Power: 240 Volts, 3 Phase
- ❖ APN#: 4187-031-021
- ❖ Asking Rate: TBD



- ✓ New Roof
- ✓ New Bathroom w/Shower
- ✓ New Concrete
- ✓ New Office
- ✓ New Loading Door
- ✓ New Paint

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**JEFFERY A. TUREK**

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