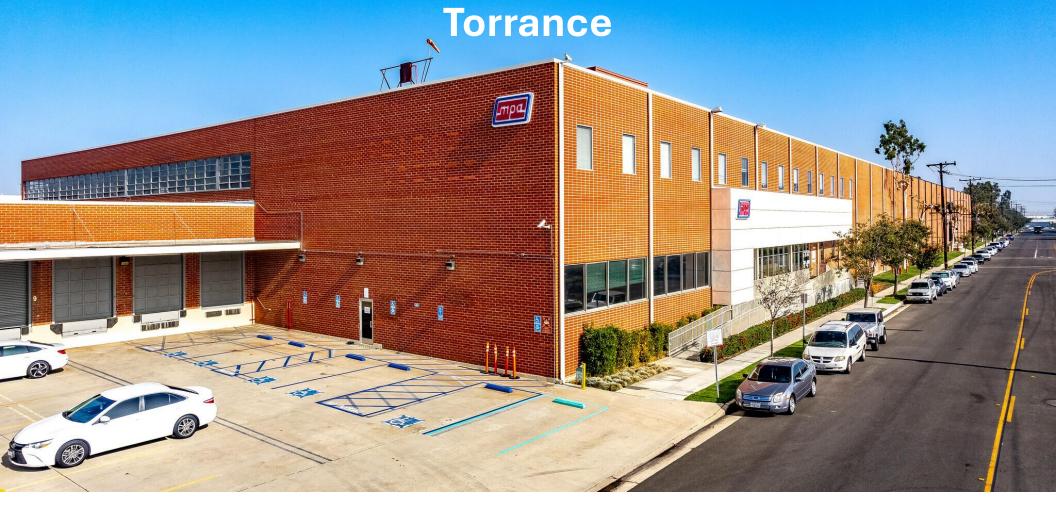
Industrial Sublease

2929-2931 California Street & 530 Maple Ave



Andrew Dilfer, SIOR, GLS 310-906-3280 andrew.dilfer@kidder.com DRE 01455665 Luke Staubitz, sior 310-906-3288 luke.staubitz@kidder.com DRE 01037737 Harvey Beesen, sior 310-906-3264 Harvey.beesen@kidder.com DRE 00615891



Mark Berman 310-713-1323 Mark@MStrategic.net DRE 01013402



2929 - 2931 California St & 530 Maple Ave | Torrance

Details

Premises: A portion of the Building consisting of

approximately 168,000 SF (divisible)

Rent: \$1.10 Industrial Gross

Availability: Immediate

Term: Through March 31, 2032

Office Space: Approximately 12,000 SF (divisible)

530 Maple: 4,005 SF of newly built office space with high

ceilings and polished concrete floors

Parking: 210 spaces, free of charge (more possible)

Clear Height: 16' to 32'

Loading: 17 Dock High / 1 Grade Level

All Dock High doors accommodate tractor trailers

Power: 2929 California: 600-4000 amps, 277/480V of 3 phase

2931 California: 600-3000 amps, 277/480V of 3 phase

Maple Ave: 200 amps, 120/208V of 3 phase



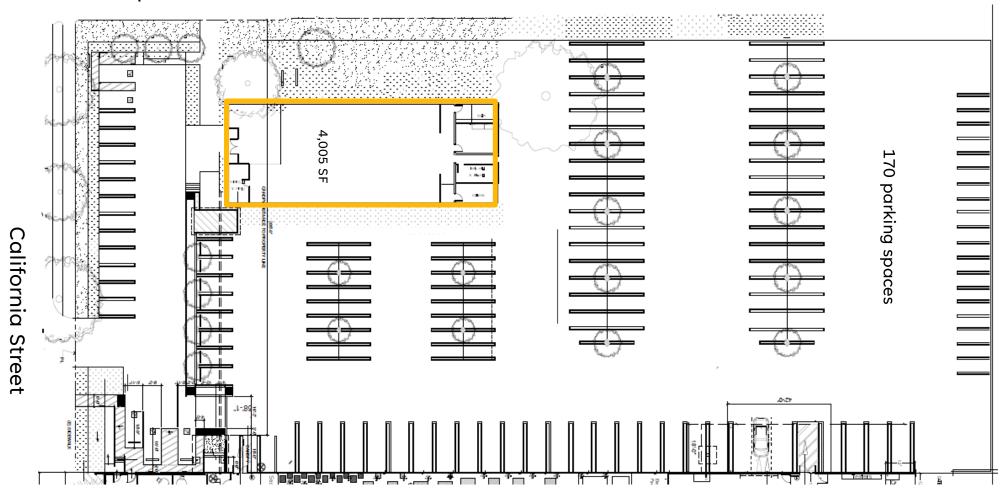
Highlights

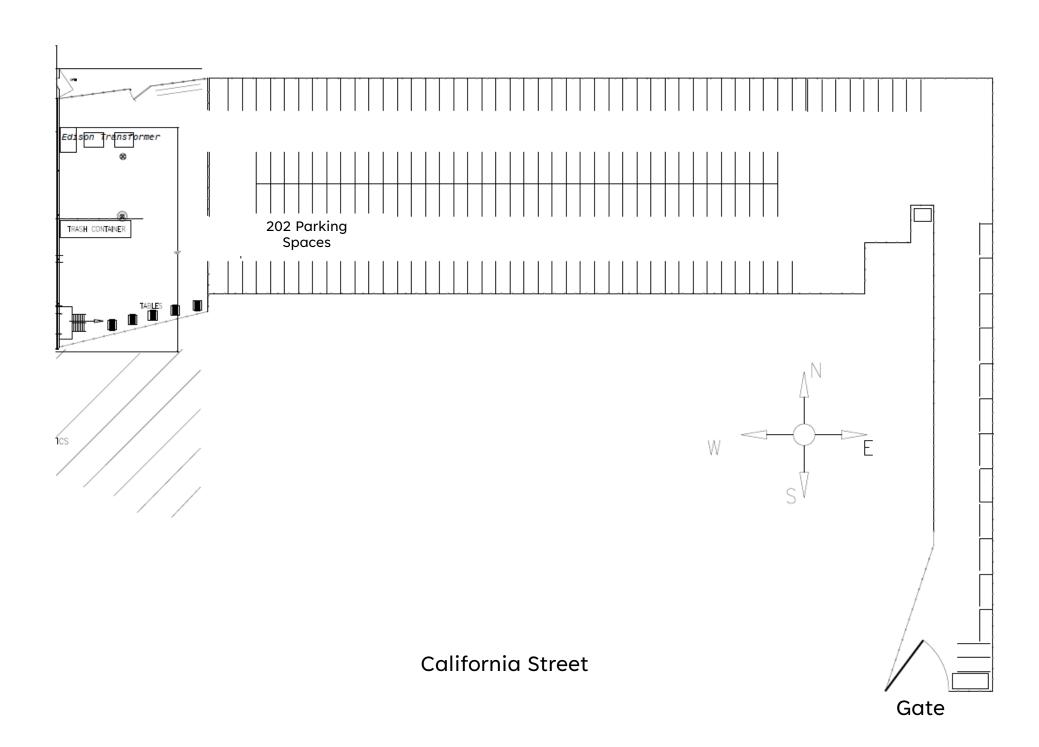
- Well below market rate
- Central Torrance location
- Good access to 405 & 110 Freeways
- Close to Hawthorne Boulevard amenities
- Strong credit sublessor
- Exceptional power
- Extensive parking
- Excellent flexibility of space



Shaded areas are excluded from sublease space

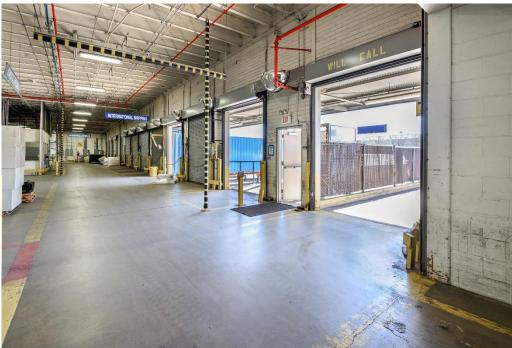
Maple Ave

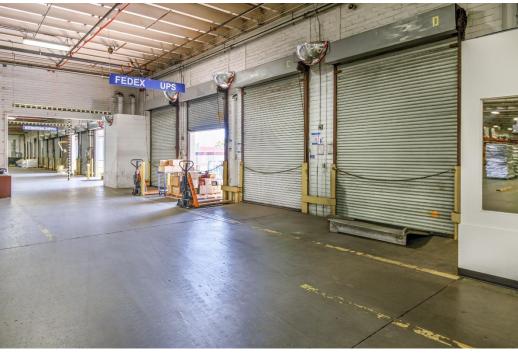


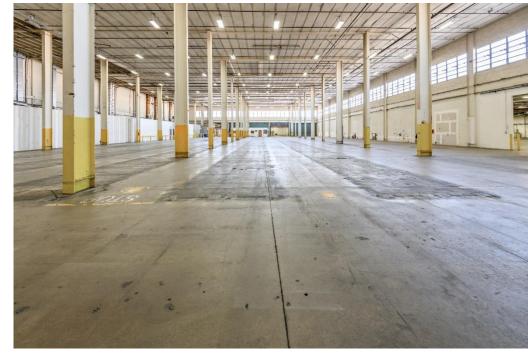


2929 & 2931 California Photos





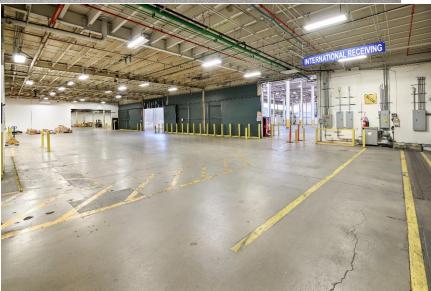




2929 & 2931 California Photos

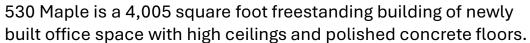






530 Maple Ave Photos

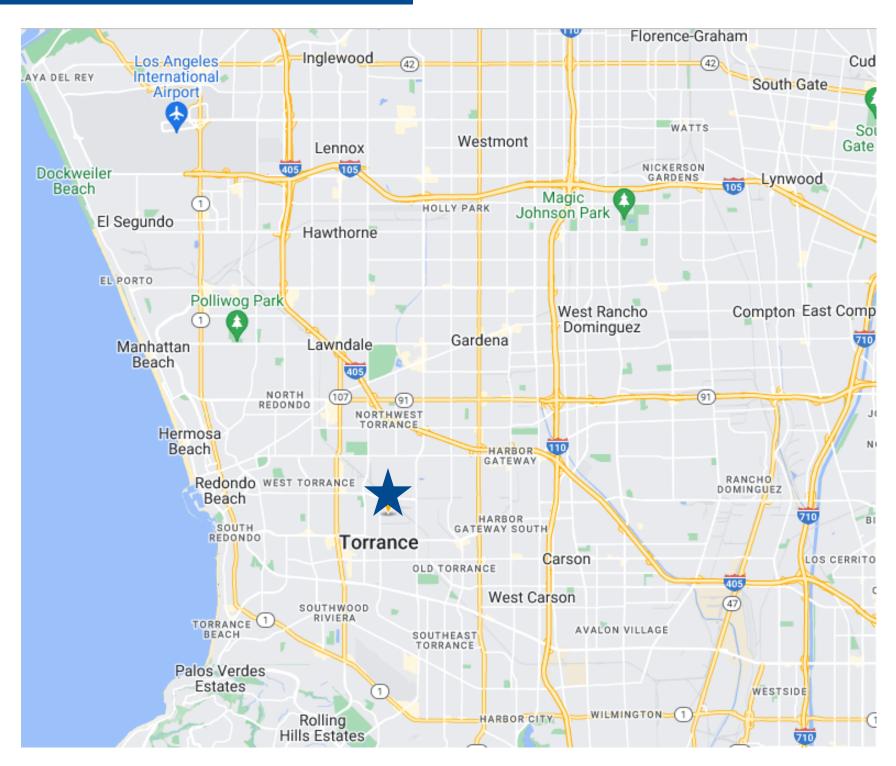








Location



Contact



Andrew Dilfer, SIOR, GLS 310-906-3280 andrew.dilfer@kidder.com DRE 01455665

Luke Staubitz, sion 310-906-3288 luke.staubitz@kidder.com DRE 01037737 Harvey Beesen, sior 310-906-3264 Harvey.beesen@kidder.com DRE 00615891



Mark Berman 310-713-1323 Mark@MStrategic.net DRE 01013402



No warranties or representations, expressed or implied, are made as to the accuracy or completeness of the information contained here and same is submitted subject to errors, omissions, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals, all sizes are approximate. Broker makes no commitment to update the information contained herein and may make any changes to these materials at any time without notice. In no event shall Broker or their affiliates be liable for any damages whatsoever (including, without limitation, damages for loss profits, business interruption, or loss of opportunity) arising out of the use of the information contained herein.