

TORRANCE TECH PARK

370 - 390 AMAPOLA AVENUE | TORRANCE, CA 90501



PROPERTY HIGHLIGHTS

Industrial, Office & Flex Units Ranging From 2,824 SF – 3,088 SF at \$1.20/SF - \$1.40/SF

- Professional Office & Industrial Spaces Available
- Easy Access to Free Parking (3.2 : 1000)
- High Image Multi-Tenant Office / R&D / Flex / Industrial Park
- Professionally Managed and Maintained Business Park
- \$0.20 / SF Common Area Maintenance Fee
(Includes: Water / Trash / Landscaping / HVAC Maintenance / Etc.)
- 3D Matterport Virtual Tour Available to View

For more information, please contact:

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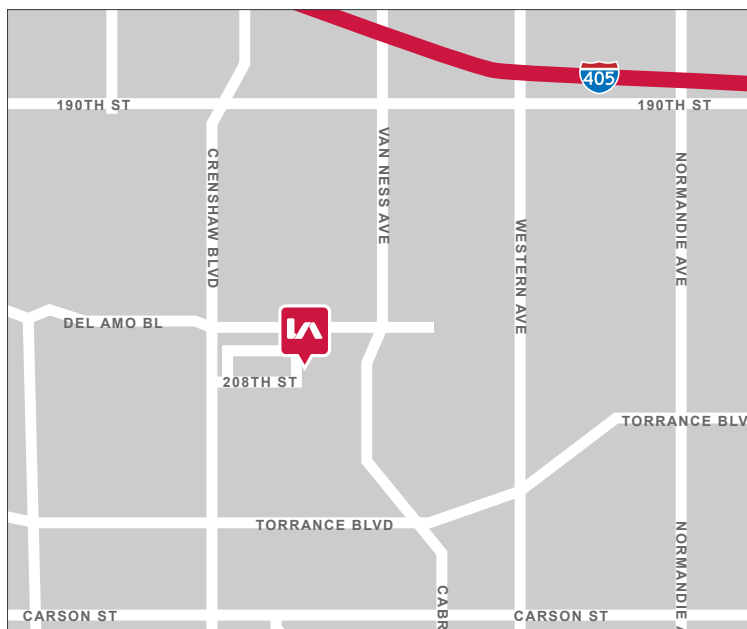
E: gmassaro@leelalb.com

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AVAILABLE SUITES

SUITE	SQ FT	RATE	DESCRIPTION	3D TOUR
<u>370 AMAPOLA</u>				
104	±2,824 SF	\$1.35 / SF MG + \$0.20 / SF CAM	Available Now 85% Office / 15% Warehouse Unit with & 1 Ground Level Doors. 4 Private Offices, Large Conference Room, Nice Reception Area. Prominent Frontage and Exposure	 Click to View!
218	±2,938 SF	\$1.20 / SF MG + \$0.20 / SF CAM	Available Now 100% office space, Private entry, 4 Private offices, Kitchen, 2 Private restrooms, Large Conference Room and Lots of Open Space	 Click to View!
<u>390 AMAPOLA</u>				
7	±3,088 SF	\$1.40 / SF MG + \$0.20 / SF CAM	Available Now. ±2,118 SF warehouse/ ±970 SF office 21' Clear Height in Warehouse, 10' x 10' GL Door, Finished Upstairs Office Mezzanine, 4 Private Offices Downstairs.	 Click to View!

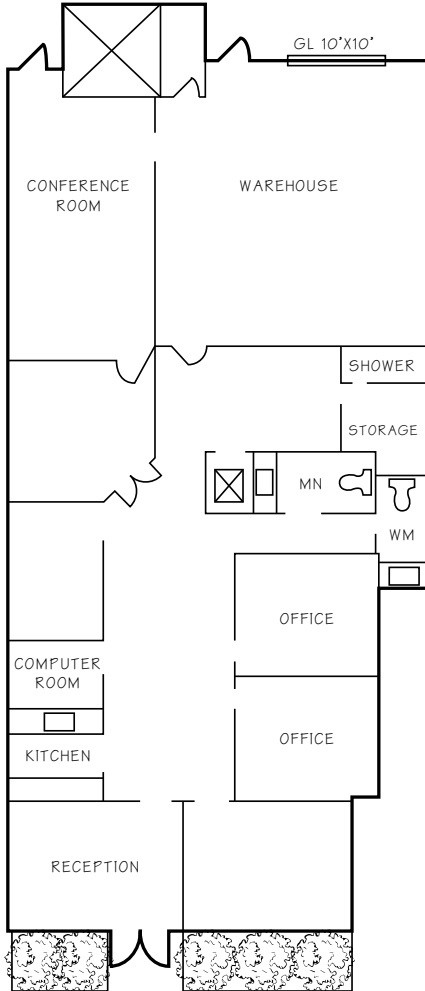


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SUITE 104 FLOOR PLAN (NOT DRAWN TO SCALE)

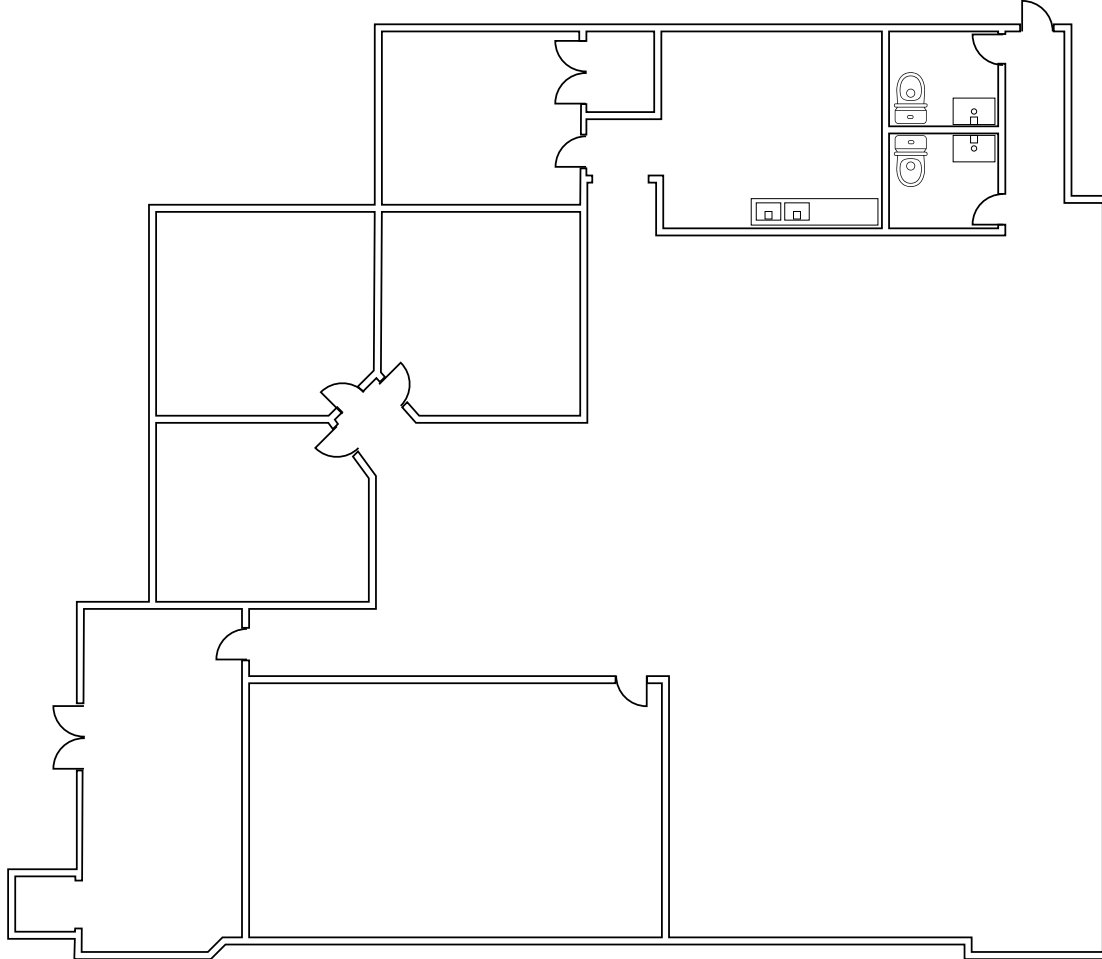


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SUITE 218 FLOOR PLAN (NOT DRAWN TO SCALE)



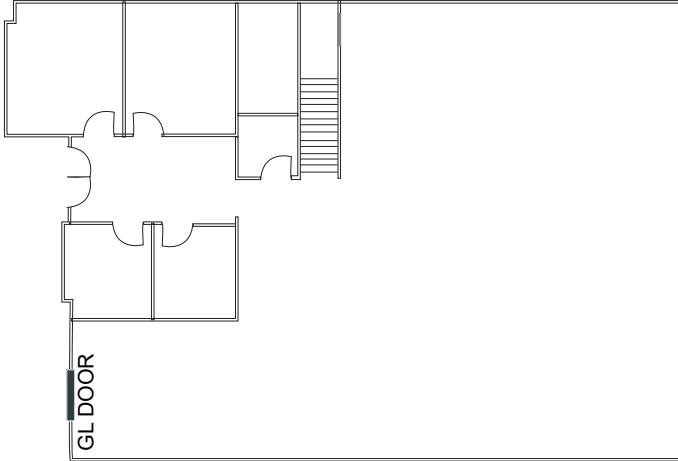
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TORRANCE TECH PARK

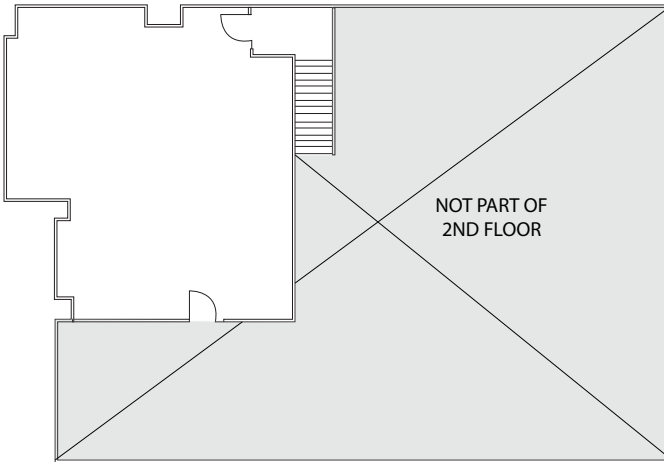
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SUITE 7 FLOOR PLAN (NOT DRAWN TO SCALE)

DOWN STAIRS



UPSTAIRS



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