



For Lease

19500 Mariner Avenue Torrance, CA 90503

Features

- » Available Land (contiguous): ± 68,000 (1.56 Acres) - Available now
- » Available Land (expansion area): ± 40,000 SF (0.92 Acres) - Available 01/01/2027
- » Available Land (combined): ± 108,000 (2.48 Acres)
- » Total Campus: ± 28.46 acres
- » Restroom Building (shared campus amenity): ±750 SF (multiple stalls, multiple showers, and two employee locker rooms)
- » Security Guard (shared campus amenity): located at the Mariner Ave entrance. Security Guard operates 24/7/365
- » Yard: Paved, Fenced, Exterior Lights, and Secure
- » Cross Streets: Mariner Ave/Prairie Ave
- » Parking: Huge Parking Area
- » Special Features: Union Pacific Rail Line (Service is possible. Rail is active)
- » Uses: Ideal for Outdoor Storage & Various IOS Uses
- » Build to Suit Possible (Warehouse / maintenance building)
- » Location: Secure Cul-De-Sac Torrance Location with Nearby Amenities
- » Location: Strategically Located to Service West Los Angeles, Torrance and Greater South Bay Area
- » Ingress/Egress: Exclusive Access Off Pioneer is Expected to be Available End of the Year
- » Location: Access to the 405, 110 and 91 Freeways
- » Location: Good Access to West Los Angeles
- » Zoning: TOM1-BP
- » APN: 7352-001-029
- » Asking Lease Rate: \$TBD (Industrial Gross)



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. Colliers International Greater Los Angeles, Inc.

Contact us:

Lary Carlton
Senior Vice President
+1 562 547 8994
lary.carlton@colliers.com

Kyle Degener
Senior Vice President
+1 310 617 8694
kyle.degener@colliers.com

Amanda DePierro
Associate Vice President
+1 310 321 1817
amanda.depierro@colliers.com

Jeff Smart
Senior Executive Vice President
+1 310 321 1812
jeffrey.smart@colliers.com

Elizabeth Capati
Senior Associate
+1 310 321 1855
elizabeth.capati@colliers.com

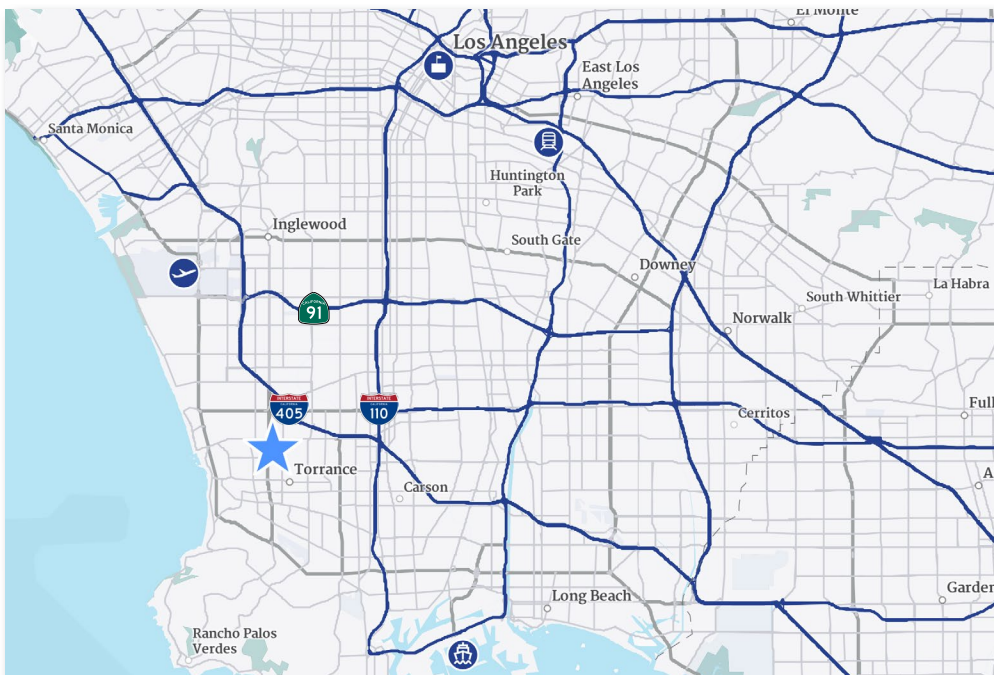
Colliers
2141 Rosecrans Ave, Suite 1120
El Segundo, CA 90245

Location

Photos



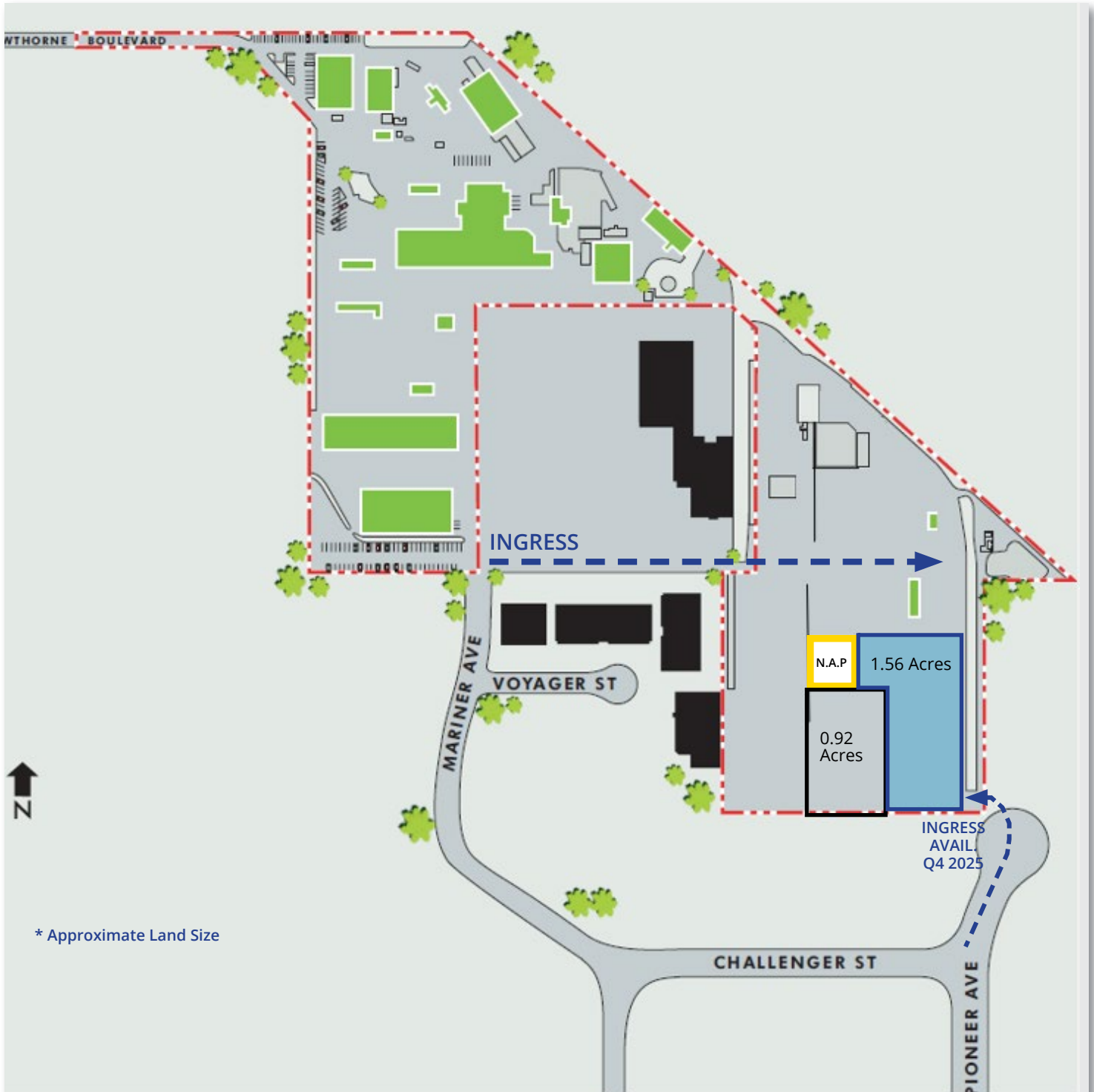
Road Map



Distance (approximate)	
405 FWY	1.25 miles
110 FWY	3.50 miles
91 FWY	4.00 miles
LAX Airport	6.00 miles
Ports of LA/LB	7.00 miles
DTLA	14.50 miles
BNSF - Hobart Yard (Commerce)	14.00 miles

Location

Site Plan



Location

Photos



Shared Bathroom



Build-to-Suit Opportunity