

# INDUSTRIAL LAND FOR LEASE

## 19561 Harborgate Way

Torrance (City of Los Angeles), California 90501

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



**\* 1.87 ACRES FOR LEASE \***

**\* FULLY FENCED \* NEW ASPHALT \* M3 ZONE \***

**\* PROXIMITY TO WORLD PORTS, 405, 110, AND 91 FREEWAYS \***

- ❖ **Lot Size:** 1.87 Acres (81,550 Square Feet)
- ❖ **APN#:** 7351-021-042
- ❖ **Zoning:** LAM3
- ❖ **Yard:** Fully Fenced
- ❖ **Lease Term:** Up to 10 Years
- ❖ **Distance to World Ports:** 10 Miles
- ❖ **Distance to LAX:** 12 Miles
- ❖ **Distance to Long Beach Airport:** 12 Miles
- ❖ **Distance to Intermodal Yard Commerce:** 20 Miles
- ❖ **Rent:** \$0.75 PSF Gross (\$61,162)



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**JEFFERY A. TUREK**

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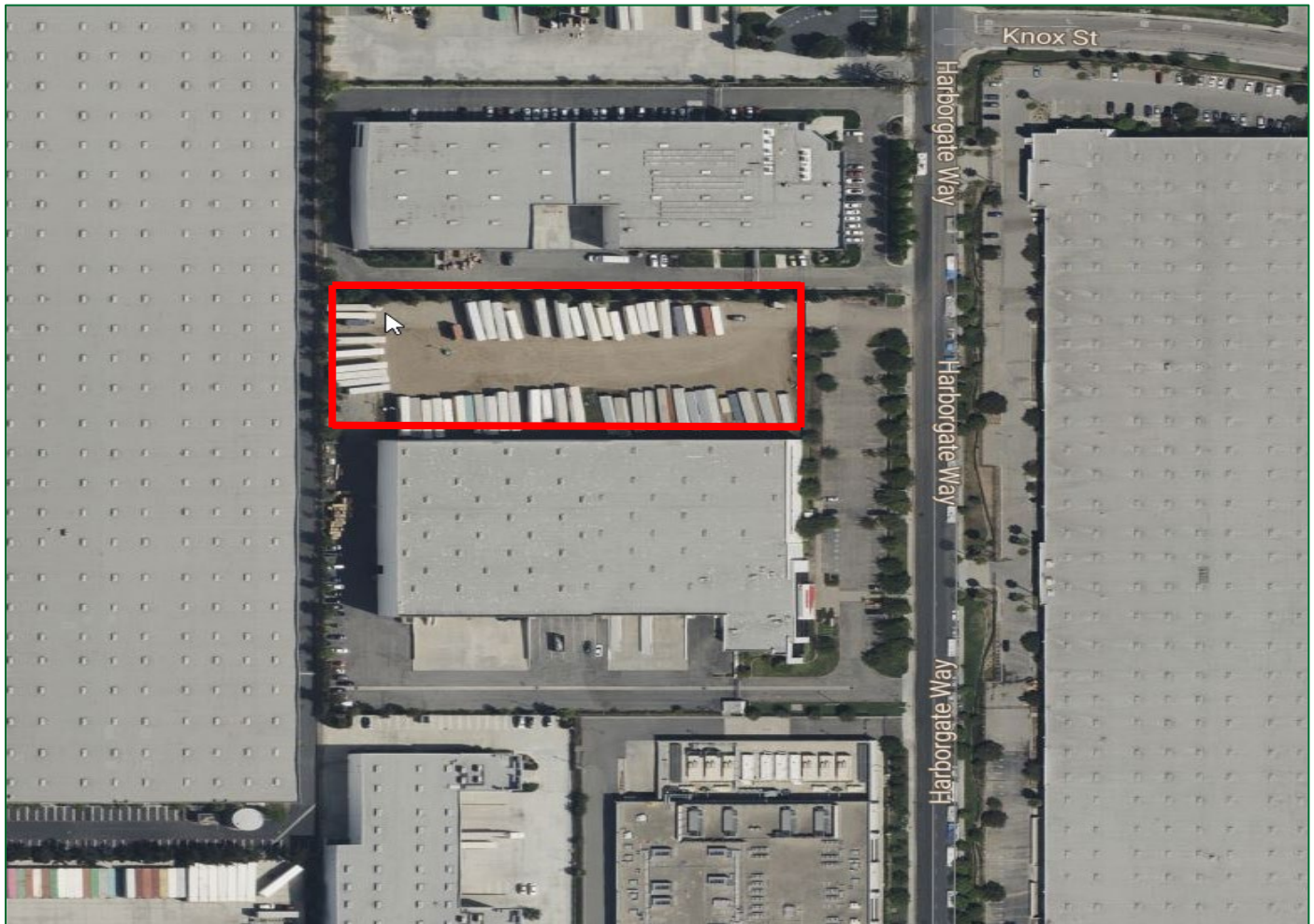
**RE/MAX**  
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### DRAYAGE FEE COMPARISON CHART

SUBMARKET	COST PER CONTAINER (FROM WORLD PORTS)	DIFFERENCE (COST DIFFERENCE PER CONTAINER)
TORRANCE	\$762	\$0
SANTA FE SPRINGS	\$853	\$91
ONTARIO	\$990	\$228
REDLANDS	\$1112	\$350
VICTORVILLE	\$1233	\$471
PHOENIX	\$3553	\$2791

Source: Drayage cost estimates provided by WCL consulting 2022

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