

INDUSTRIAL OWNER-USER / INVESTMENT OPPORTUNITY **FOR SALE OR LEASE**

±12,025 SF Industrial Building on ±30,011 SF Lot | Prime Torrance Location



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MATTHEW PALUMBO

Associate | DRE # 02170562

e || mpalumbo@leelalb.com

p || 310.403.4254

TRAUGER RALSTON

Principal | DRE # 01731383

e || tralston@leelalb.com

p || 562.234.1027

LEE & ASSOCIATES

LOS ANGELES - LONG BEACH, INC.

DRE # 01069854

21250 Hawthorne Blvd, Suite 700,
Torrance, CA 90503



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

Lee & Associates is pleased to present 20608 Earl St, a ±12,025 square foot industrial property situated on a ± 30,011 square foot lot in Torrance, California. This property offers a functional layout ideal for manufacturing, warehouse, or distribution uses, making it well-suited for both owner-users and investors.

Located in one of the most sought-after industrial submarkets in the South Bay, the property benefits from strong fundamentals, proximity to major transportation corridors, and access to the Ports of Los Angeles and Long Beach. The surrounding area is home to a dense concentration of industrial users, providing long-term stability and demand.

OFFERING SUMMARY

Property Address	20608 Earl St, Torrance, CA90503
Sale Price	\$4,690,000 (\$390 / SF)
Lease Rate	\$1.85 / SF Gross
Building Size	±12,025 SF
Lot Size	± 30,011 SF
Property Type	Industrial - Manufacturing / Warehouse
Zoning	ML(M1-PP)
Year Built	1985
APN	7524-020-040

PROPERTY HIGHLIGHTS

- Approximately 9,410 SF of warehouse and 2,615 SF of office.
- Large rear and side yards suitable for storage and parking.
- Two large ground level loading doors.
- Heavy power - 800A 208Y/120 V - 3ph.
- Functional layout suitable for manufacturing or warehouse use.
- Prime and highly sought after location in Torrance.



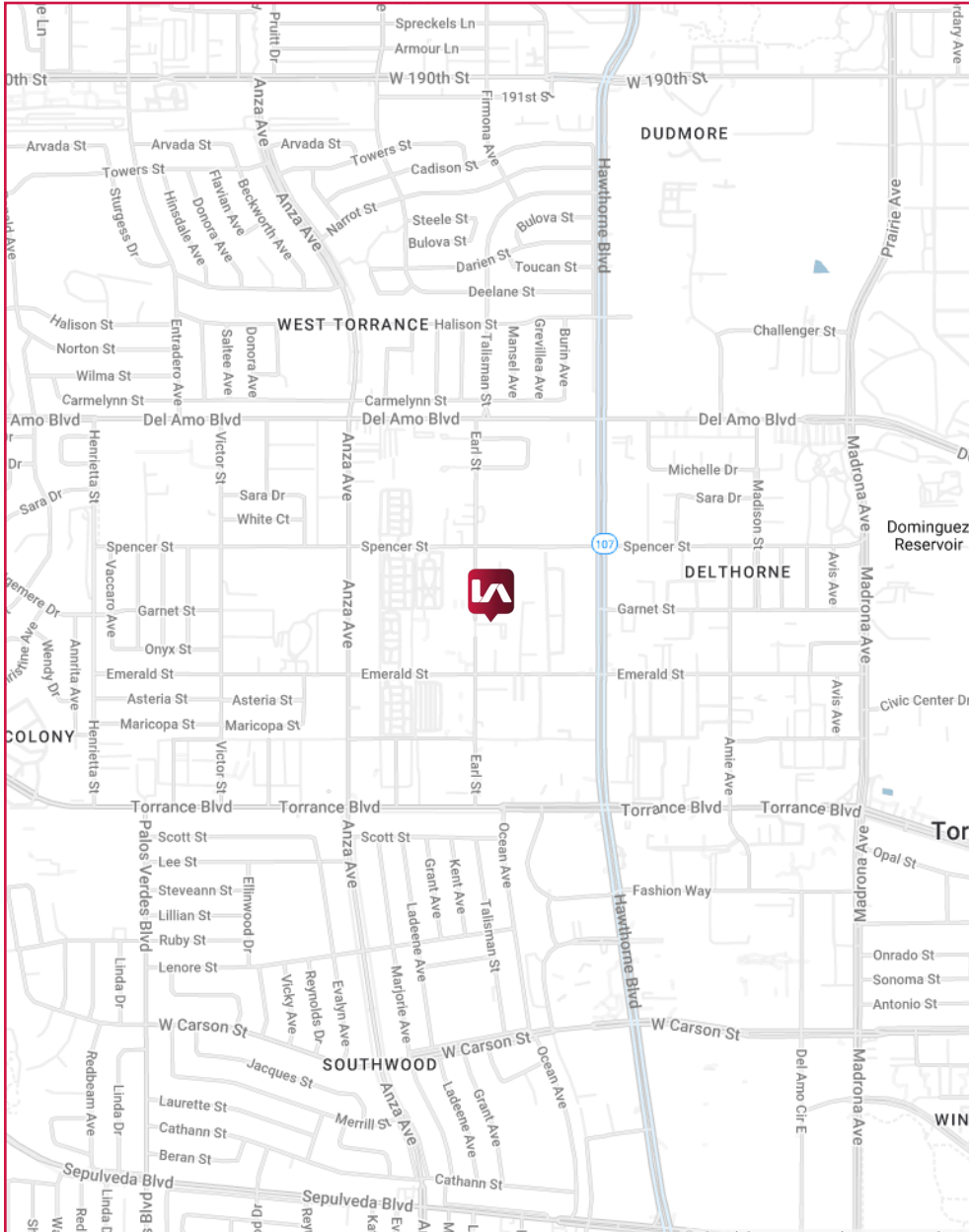








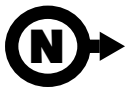
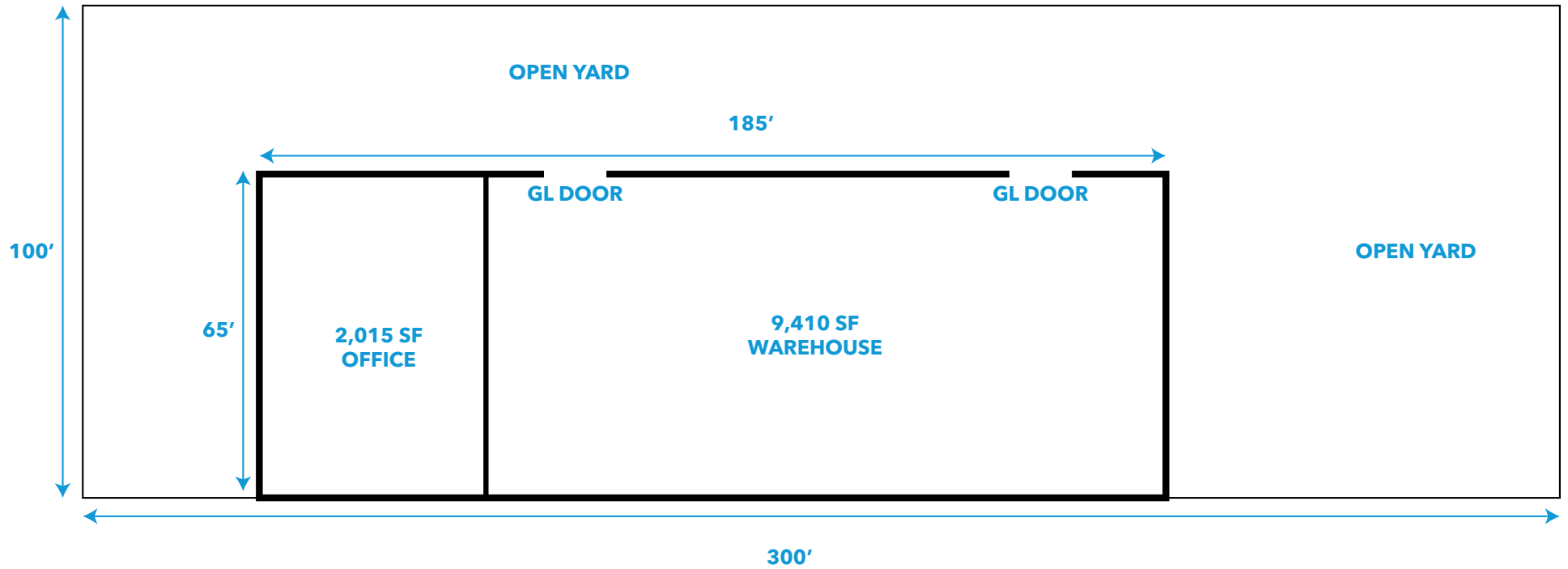
Some images contained in this brochure have been digitally enhanced for marketing purposes and may not precisely represent current conditions.



PROPERTY DEMOGRAPHICS

	1 mile	3 miles	5 miles	
Population	2020 Population	28,355	232,184	546,174
	2025 Population	28,661	227,296	535,841
	2030 Population Projection	28,706	225,952	532,948
	Annual Growth 2020-2025	0.2%	-0.4%	-0.4%
Households	2020 Households	11,038	91,261	201,535
	2025 Households	11,066	88,832	196,529
	2030 Household Projection	11,062	88,180	195,171
	Annual Growth 2020-2025	1.6%	0.9%	0.9%
Income	Avg Household Income	\$139,713	\$154,634	\$141,998
	Median Household Income	\$106,162	\$123,869	\$110,751
	\$50,000 - 75,000	1,711	10,745	25,377
	\$75,000 - 100,000	1,465	10,238	22,716
	\$100,000 - 125,000	992	8,719	19,873
	\$125,000 - 150,000	974	7,598	15,856
	\$150,000 - 200,000	1,271	11,435	23,983
	\$200,000+	2,541	24,989	47,098

PROPERTY SITE PLAN



This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.

ABOUT **TORRANCE**

Located in the heart of the South Bay, Torrance is one of Southern California's most established industrial and business hubs. Known for its strategic access to the Ports of Los Angeles and Long Beach, the city plays a critical role in regional and international trade, making it highly desirable for logistics, distribution, and transportation-related users.

Torrance benefits from excellent connectivity via major transportation corridors including the I-405, I-110, and SR-91 freeways, allowing efficient movement of goods throughout Los Angeles County and beyond. Its proximity to dense consumer populations and key infrastructure further enhances its appeal for last-mile and port-oriented operations.

The city offers a strong industrial foundation supported by a diverse tenant base, skilled workforce, and business-friendly environment. With limited availability of functional yard space in the South Bay, Torrance continues to see strong demand from trucking, container storage, and outdoor industrial users seeking well-located, secure, and efficient sites.



MATTHEW PALUMBO

Associate | DRE # 02170562

e || mpalumbo@leelalb.com

p || 310.403.4254

TRAUGER RALSTON

Principal | DRE # 01731383

e || tralston@leelalb.com

p || 562.234.1027

LEE & ASSOCIATES LOS ANGELES - LONG BEACH, INC.

DRE # 01069854

21250 Hawthorne Blvd, Suite 700, Torrance, CA 90503

CONNECT WITH US ON OUR SOCIALS!



@leeassociateslab



@leeassociateslab



@LeeAssociatesLA



www.lee-associates.com

