



# 18,371 SF AVAILABLE FOR LEASE

CLASS A DOCK HIGH WAREHOUSE DISTRIBUTION FACILITY

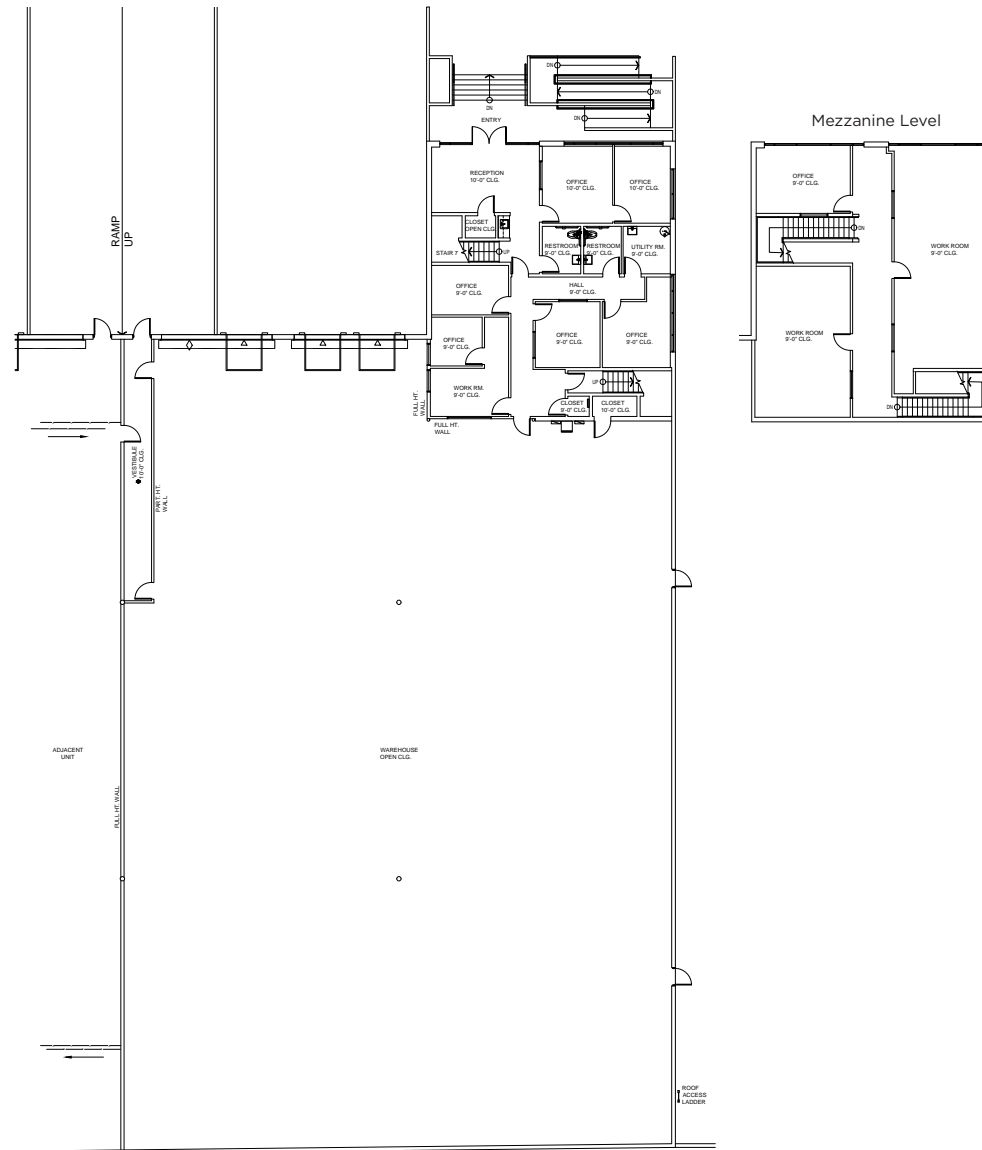
20910 S Normandie Ave, Unit D | Unincorporated LA County (Torrance P.O.), CA



### **WAREHOUSE DISTRIBUTION FACILITY**

- 18,371 Dock High Industrial Unit
- 4,082 SF of Highly Functional Two-Story Office
- 3 Dock High Positions  
1 Ground Level Via Ramp
- 28' Clearance
- .60/3000 Sprinklers
- 200 Amps Power
- Excellent Access to (405) & (110) Freeways
- Strategically Located Between LAX and Ports of LA/Long Beach



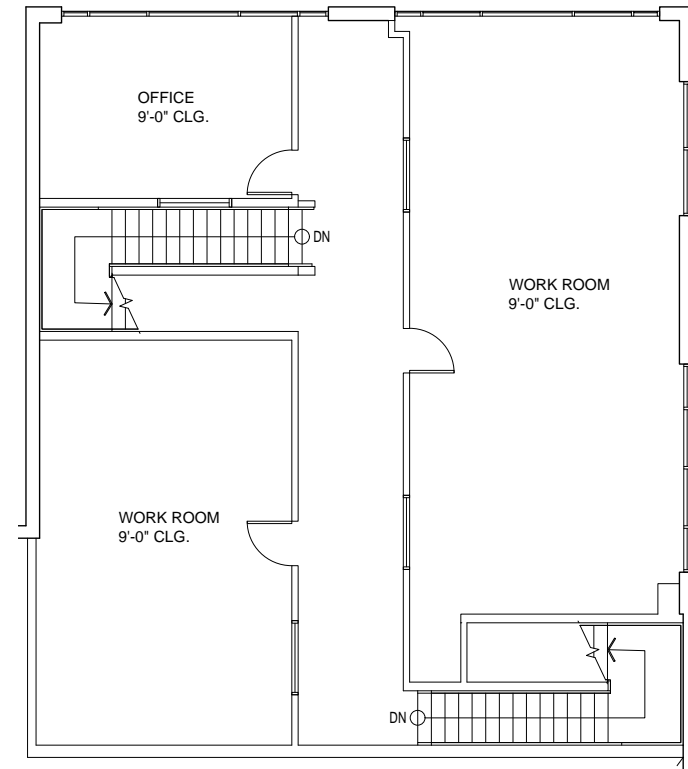
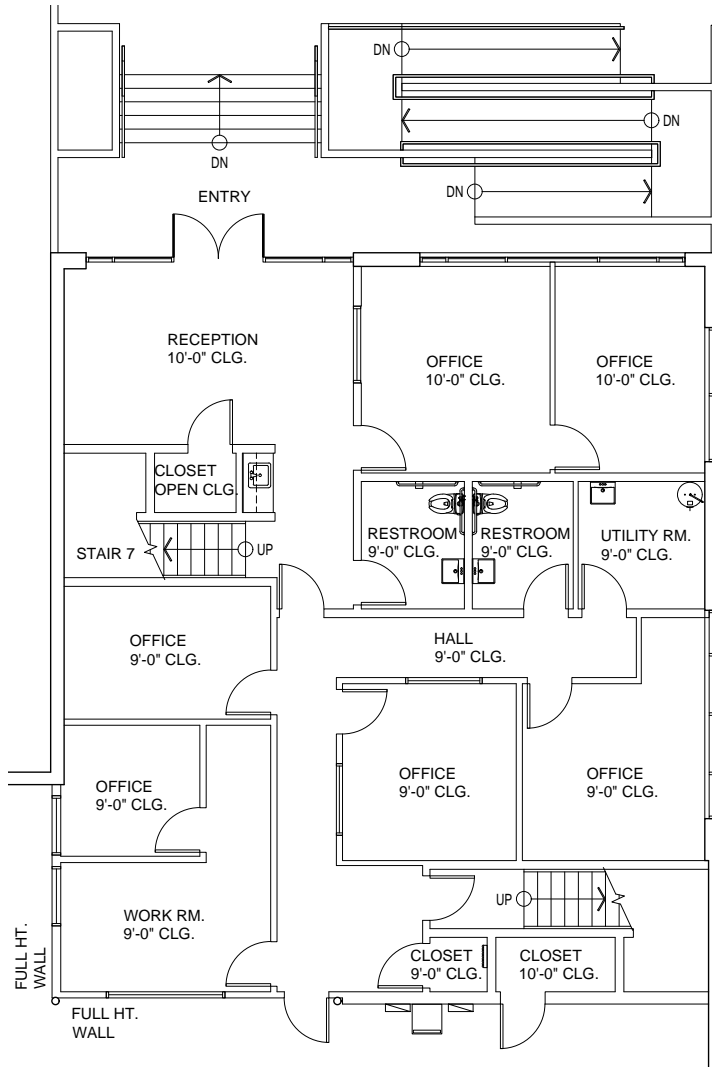


**WAREHOUSE**  
14,289 SF

**OFFICE**  
4,082

**TOTAL**  
18,371 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



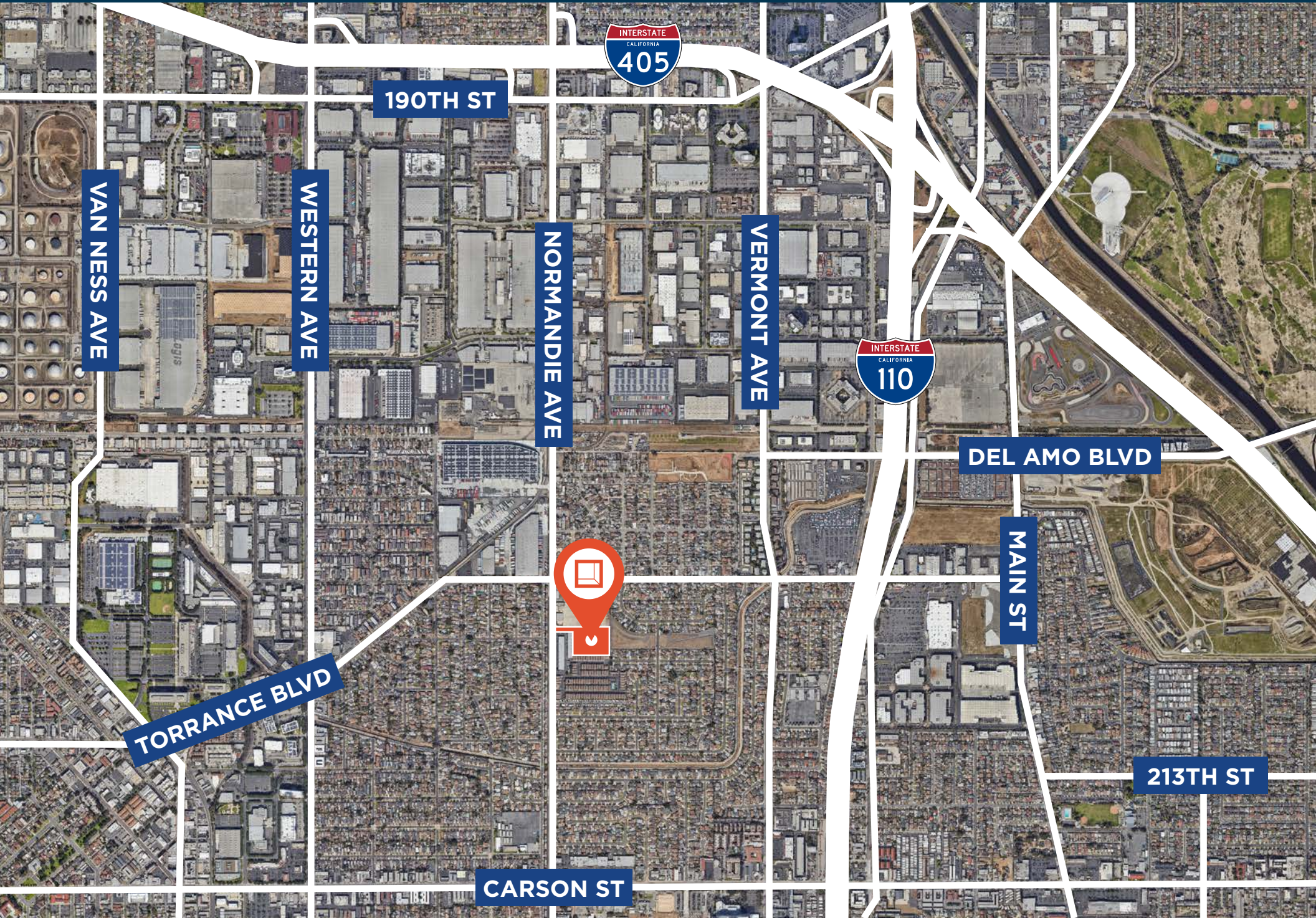
**GROUND FLOOR**  
2,102 SF

**MEZZANINE**  
1,980 SF

**TOTAL**  
4,082

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.





190TH ST

VAN NESS AVE

WESTERN AVE

NORMANDIE AVE

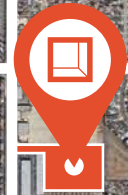
VERMONT AVE



DEL AMO BLVD

MAIN ST

TORRANCE BLVD



213TH ST

CARSON ST

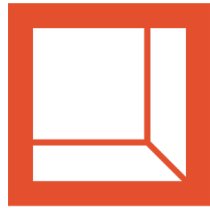


# Location

2091 S NORMANDIE AVENUE, UNIT D



<b>1.0 Miles</b> to (110) Freeway	<b>1.3 Miles</b> to (405) Freeway	<b>3.0 Miles</b> to (91) Freeway
<b>7.5 Miles</b> to (710) Freeway	<b>7.5 Miles</b> to (105) Freeway	<b>6.5 Miles</b> to Port of Los Angeles
<b>9.5 Miles</b> to Port of Long Beach	<b>12 Miles</b> to Los Angeles International Airport	<b>15 Miles</b> to Downtown Los Angeles



**Rexford  
Industrial**

Corporate License #01355491

performing acts for which a real estate license is required. The information contained herein has been  
but has not been verified and no guarantee, warranty or representation, either express or implied, is  
information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

## Leasing Contacts

DANNY WILLIAMS  
Executive Managing Director  
t 310-491-2061  
danny.williams@nmrk.com  
CA RE Lic. #01776416

JOHN MCMILLAN  
Vice Chairman  
t 310-491-2048  
john.mcmillan@nmrk.com  
CA RE Lic. #01103292

BARRY HILL  
Executive Managing Director  
t 310-491-2026  
barry.hill@nmrk.com  
CA RE Lic. #01250531

DREW MURPHY  
Associate  
t 310-491-2027  
drew.murphy@nmrk.com  
CA RE Lic. #02087431

# NEWMARK

### Newmark

2301 Rosecrans Ave  
Suite 4100  
El Segundo, CA 90245

t 310-491-2000  
nmrk.com

Corporate License #01355491

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.