

43,644 SF LEASE | Q4-2026 DELIVERY

# 24000 Garnier Street Torrance, CA 90505



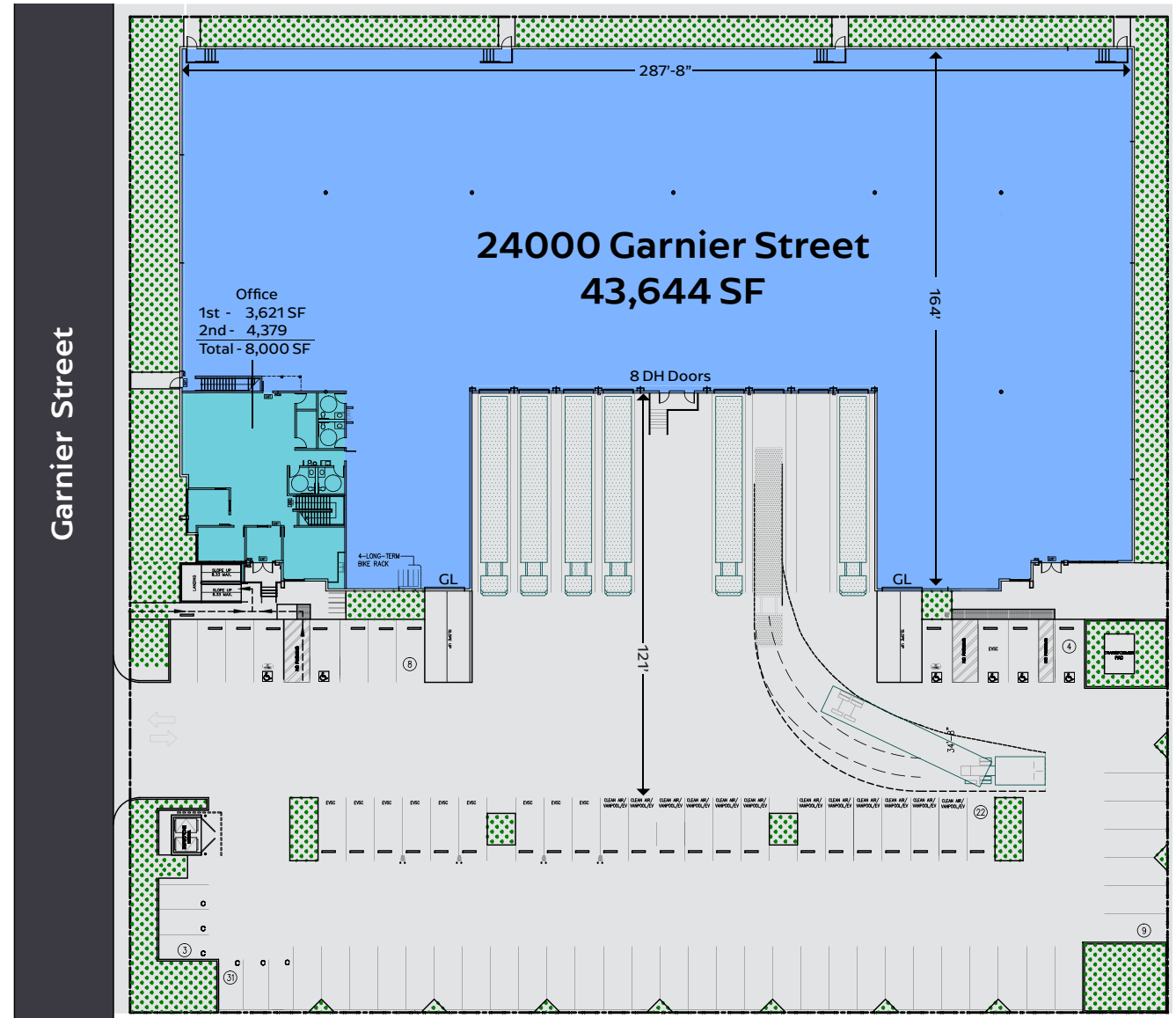
JEFF SMART  
+1 310 321 1812  
jeffrey.smart@colliers.com  
License No. 00918873

CLYDE F. STAUFF, SIOR  
+1 949 724 5543  
clyde.stauff@colliers.com  
License No. 00464008

JACE GAN, SIOR  
+1 949 724 5529  
jace.gan@colliers.com  
License No. 01990636

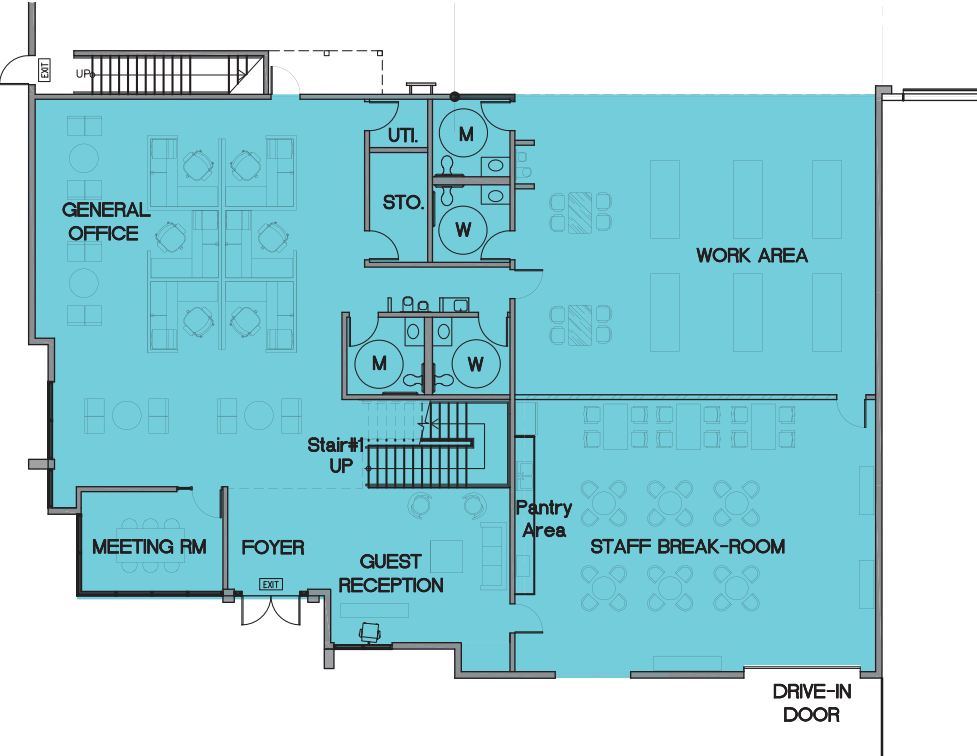
# Building Features

- ±43,644 SF on ±2.13 Acres
- ±8,000 SF Office (Two Story)
- 30' Minimum Clearance
- 8 Dock High Loading Doors
- 2 Grade Level Loading Doors
- 77 Car Parking Spaces
- ESFR Sprinkler System
- 4,000 AMP Panel, Expandable
- 7" Thick Warehouse Slab

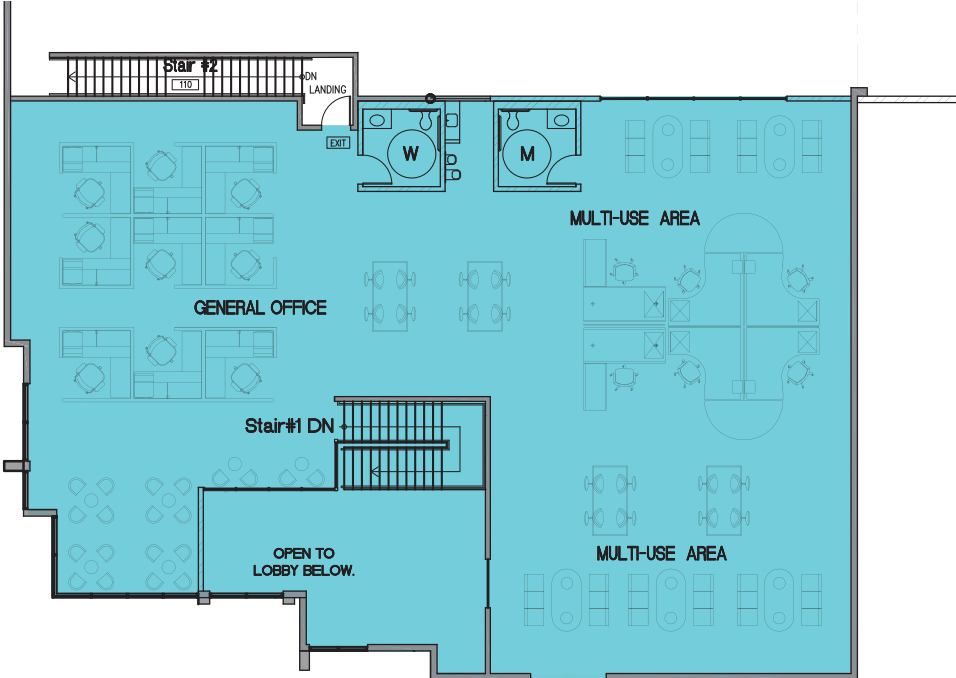


# Floorplans

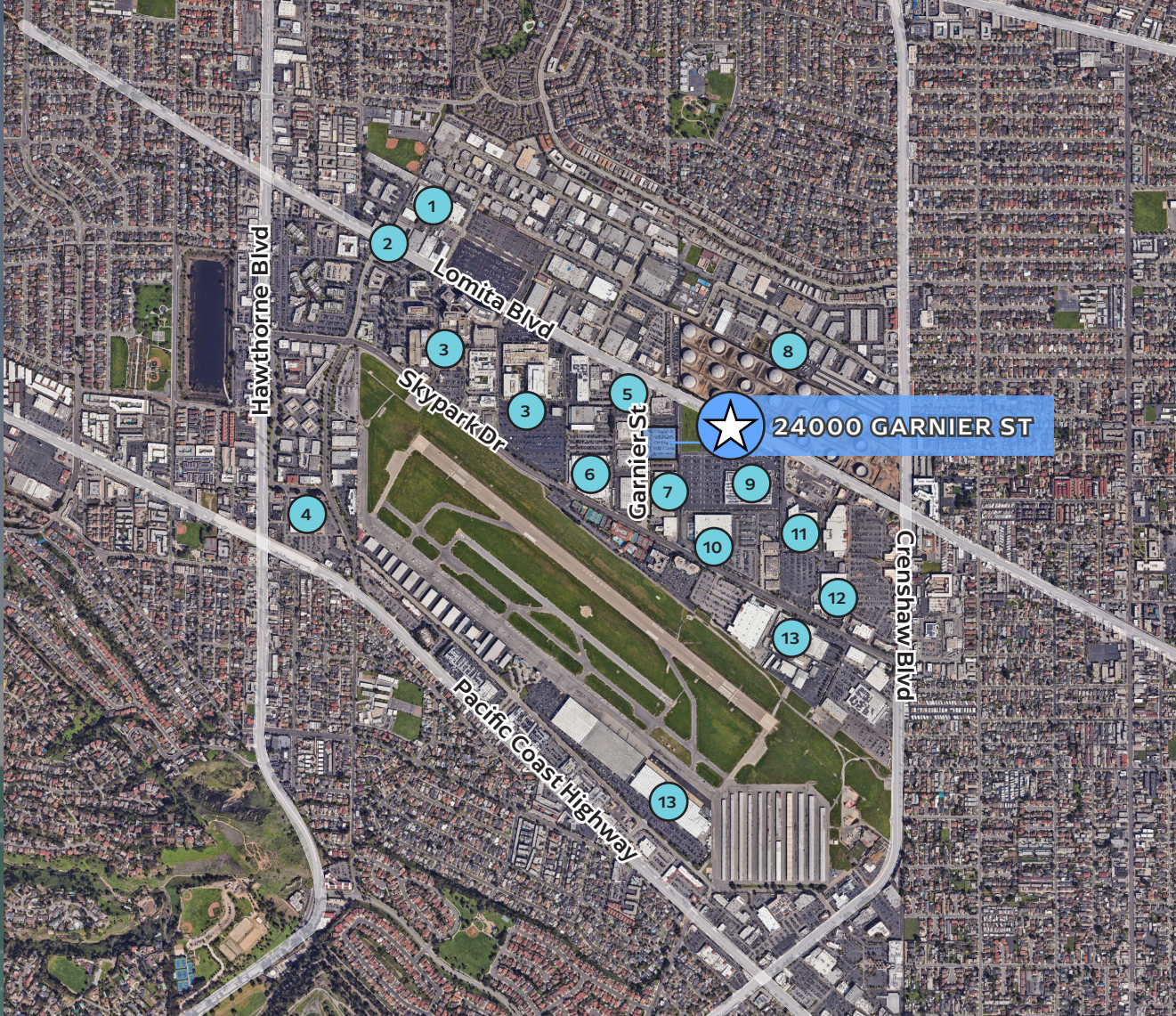
FIRST FLOOR  
3,621 SF



SECOND FLOOR  
4,379 SF



# Corporate Neighbors



## CORPORATE NEIGHBORS

- |   |                                |    |                     |
|---|--------------------------------|----|---------------------|
| 1 | Pelican Products               | 8  | Tesla               |
| 2 | Public Storage                 | 9  | Costco              |
| 3 | Torrance Memorial              | 10 | Amazon Hub          |
| 4 | Best Buy                       | 11 | Sam's Club          |
| 5 | Magnetic Component Engineering | 12 | Home Depot          |
| 6 | Howmet Fastening               | 13 | LISI Aerospace      |
| 7 | Pacific Sales                  | 14 | Robinson Helicopter |

# Prime South Bay Location

EXCELLENT 405 FREEWAY VISIBILITY WITH OVER 270K DAILY DRIVERS

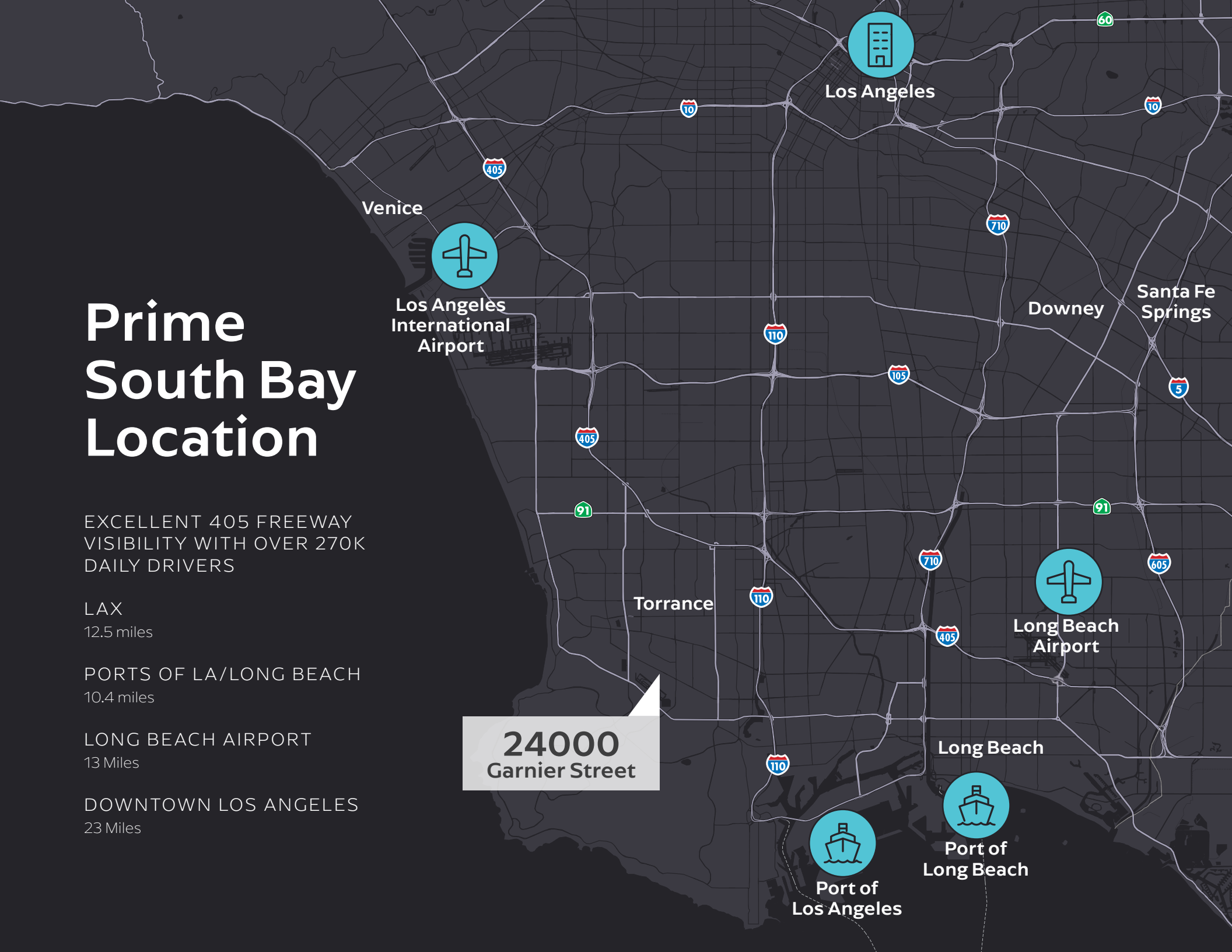
LAX  
12.5 miles

PORTS OF LA/LONG BEACH  
10.4 miles

LONG BEACH AIRPORT  
13 Miles

DOWNTOWN LOS ANGELES  
23 Miles

**24000**  
Garnier Street





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TORRANCE, CA 90505

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