

**Available SF** 14,471 SF

**Industrial For Lease**
**Building Size**
**39,400 SF**

**Property Name:**
**Pacific Gateway Business Park**
**Address:**
**960 Knox Street, Unit A, Torrance, CA 90502**
**Cross Streets:**
**S. Vermont Ave / Knox Street**

Versatile Unit in N. Torrance's Pacific Gateway Business Park  
Excellent Access to 405 Freeway/Master Planned Environment

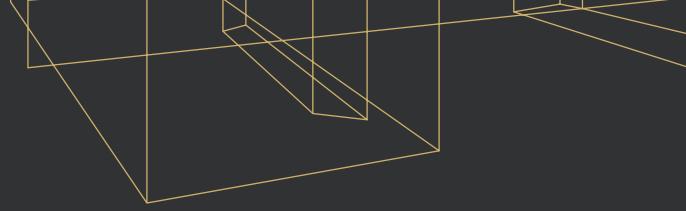
Truck High & Grade Level Access / 30 Parking Spaces  
24' Minimum Clear Warehouse Height / Sprinklered  
Professionally Owned & Managed by Rexford Industrial

<b>Lease Rate/Mo:</b>	\$30,389	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	5,222	SF / 5
<b>Lease Rate/SF:</b>	\$2.10	<b>Clear Height:</b>	24'	<b>Restrooms:</b>	4	
<b>Lease Type:</b>	NNN / Op. Ex: \$0.450	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC	
<b>Available SF:</b>	14,471 SF	<b>DH Doors/Dim:</b>	1	<b>Finished Ofc Mezz:</b>	3,703 SF	
<b>Minimum SF:</b>	14,471 SF	<b>A:</b> 600 <b>V:</b> 277-480 <b>O:</b> 3 <b>W:</b> 4		<b>Include In Available:</b>	Yes	
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Tilt-wall	<b>Unfinished Mezz:</b>	0 SF	
<b>Term:</b>	5 years with annual adjustments	<b>Const Status/Year Blt:</b>	Existing / 1999	<b>Include In Available:</b>	No	
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	09/01/22	
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b> 30 / <b>Ratio:</b> 2.07:1,000		<b>Vacant:</b>	No	
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call Broker	
<b>Yard:</b>	Paved	<b>Specific Use:</b>	Manufacturing	<b>Market/Submarket:</b>	Torrance	
<b>Zoning:</b>	M3			<b>APN#:</b>	7351-034-021	
<b>Listing Company:</b>	Kidder Mathews - El Segundo					
<b>Agents:</b>	Andrew Dilfer 310.906.3280, Luke Staubitz 310.906.3288, Harvey Beesen 310.906.3264					
<b>Listing #:</b>	AIR CRE Use Only	<b>Listing Date:</b>	AIR CRE Use Only	<b>FTCF:</b>	CB250N000S000	
<b>Notes:</b>	Lessee to independently verify all data contained on this brochure. CAM fees are approximately \$0.45/SF/Mo, subject to change. City of Los Angeles (Torrance P.O.)					

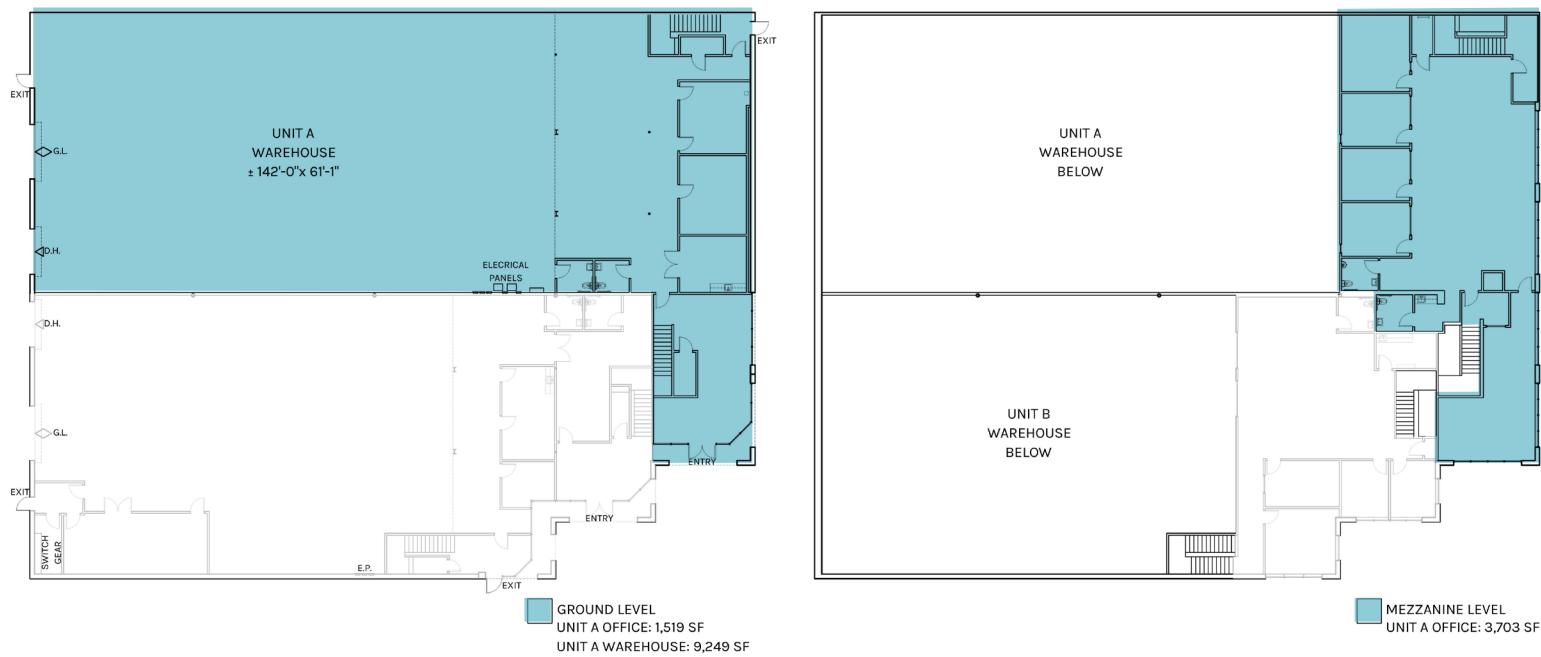
**FOR LEASE**

# 960 Knox Street, Unit A

TORRANCE, CA 90502



## Site plan



**Rexford  
Industrial**

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**km Kidder  
Mathews**