

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

Lease Rate/Mo: \$30,389
Lease Rate/SF: \$2.10
Lease Type: NNN / Op. Ex: \$0.450
Available SF: 14,471 SF
Minimum SF: 14,471 SF
Prop Lot Size: POL
Term: 5 years with annual adjustments
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Paved
Zoning: M3

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1
DH Doors/Dim: 1
A: 600 **V:** 277-480 **O:** 3 **W:** 4
Construction Type: Tilt-wall
Const Status/Year Blt: Existing / 1999
Whse HVAC: No
Parking Spaces: 30 / **Ratio:** 2.07:1,000
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 5,222 SF / 5
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 3,703 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 09/01/22
Vacant: No
To Show: Call Broker
Market/Submarket: Torrance
APN#: 7351-034-021

Listing Company: Kidder Mathews - El Segundo

Agents: Andrew Dilfer 310.906.3280, Luke Staubitz 310.906.3288, Harvey Beesen 310.906.3264

Listing #: AIR CRE Use Only

Listing Date: AIR CRE Use Only

FTCF: CB250N000S000

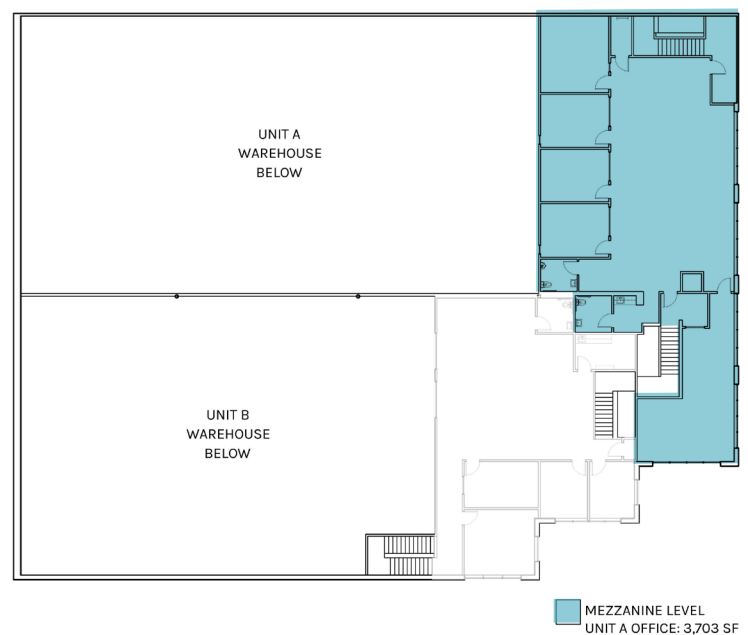
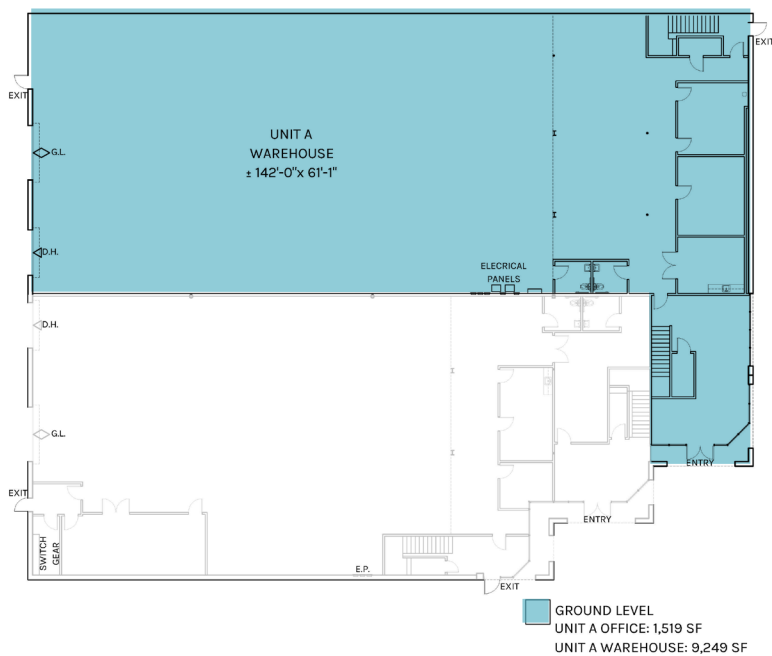
Notes: Lessee to independently verify all data contained on this brochure. CAM fees are approximately \$0.45/SF/Mo, subject to change. City of Los Angeles (Torrance P.O.)

FOR LEASE

960 Knox Street, Unit A

TORRANCE, CA 90502

Site plan



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