

FOR SALE



1206-1210 WEST JON STREET

TORRANCE (UNINCORPORATED LOS ANGELES COUNTY), CALIFORNIA 90502



INDUSTRIAL/WAREHOUSE

FOR SALE

1206-1210 WEST JON STREET

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DRE # 01260097



**REMAX Commercial & Investment Realty**

450 Silver Spur Road

Rolling Hills Estates, California 90274



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## EXECUTIVE SUMMARY



RARE opportunity to acquire a corporate headquarter INDUSTRIAL/WAREHOUSE property in the South Bay of Los Angeles. REMAX Commercial & Investment Realty is pleased to offer for sale 1206-1210 West Jon Street, Torrance (Unincorporated Los Angeles County), California 90502. 1206-1210 West Jon Street benefits from proximity to the 110 and 405 freeways, and convenient access to the World Ports, LAX, Long Beach Airport, Downtown LA, and the executive communities of the Palos Verdes Peninsula and Beach Cities. The property is also located in an Opportunity Zone.

Constructed in 1971 and refurbished in 2017, the property contains approximately 21,312 square feet of building demised into two units. The front unit (1206) contains approximately 9,482 square feet with 4,252 square feet of HVAC office (extensive use of glass), a large break room with full service kitchen, 840 square feet of HVAC storage/production area, 2 bathrooms, 2 dock high positions, 21' minimum clear height (under beam), sprinklers, skylights, and a dedicated IT room. The rear unit (1210) includes 11,830 square feet of warehouse with 1,096 square feet of HVAC office, 1,260 square feet of HVAC storage/production area, a break room with coffee bar, 2 bathrooms, 2 dock high positions, 20'8" minimum clear height (under beam), sprinklers, and skylights.

The property is situated on a 39,346 square foot LCM2 zoned parcel located at the end of a cul-de-sac.

### OFFERING SUMMARY

Asking Sale Price: TBD



## BUILDING FEATURES

**Address:** 1206-1210 West Jon Street, Torrance, California 90502

**APN:** 7351-036-013

**Building Size:** 21,312 Square Feet

**Parcel Size:** 39,346 Square Feet

**Property Type:** Industrial/Warehouse

**Zoning:** LCM2

**Year Built:** 1971; Refurbished in 2017

**Dock High Positions:** 4

**Office Area:** 5,348 Square Feet

**Clear Height:** 20'8"-22'3" (Under Beam)

**Bathrooms:** 4

**Roof Type:** Laminated/GLU Wood Beam

**Office HVAC:** Yes

**Sprinklers:** Yes (.3000/2,000)

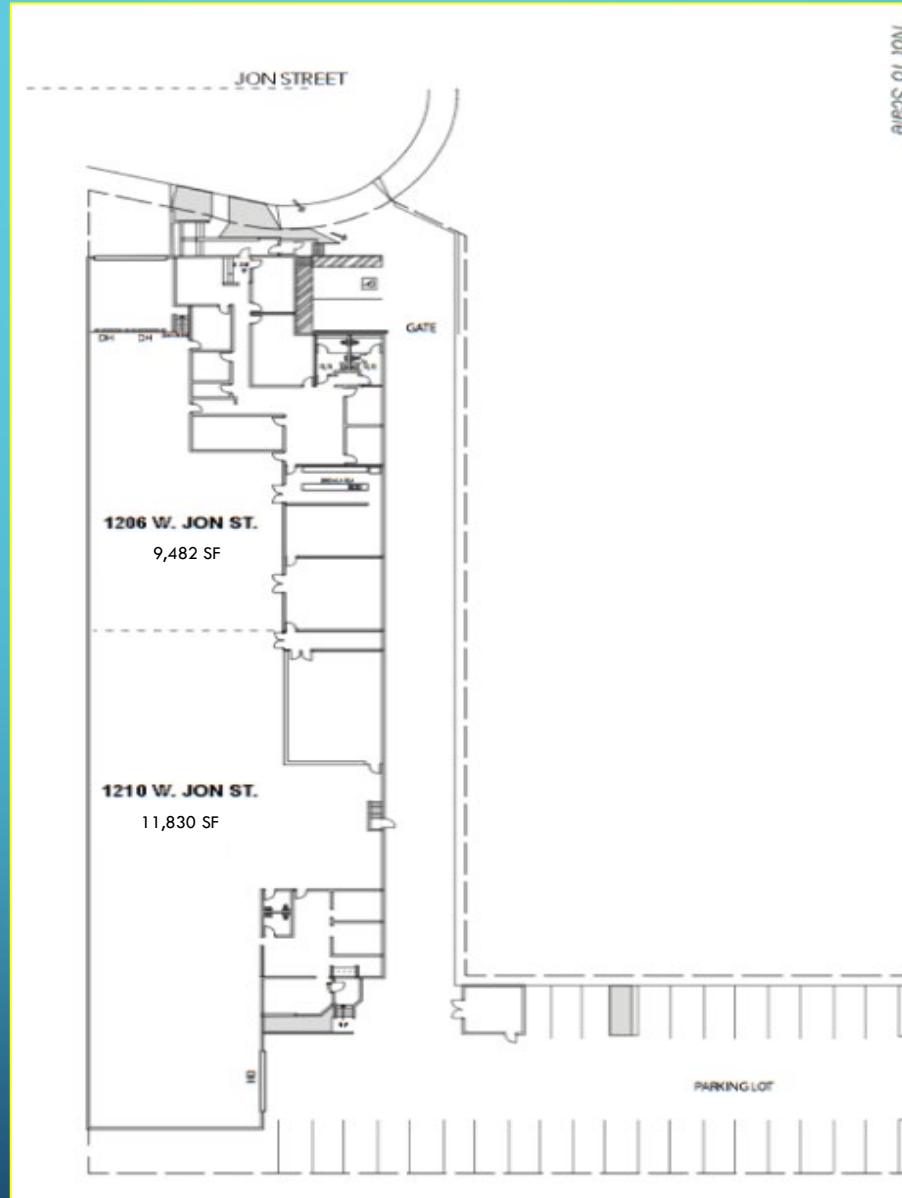
**Skylights:** Yes

**Construction Type:** Block

**Parking:** 32 Spaces

**Power:** 400 Amps, 120/240 Volts, 3 Phase, 4 Wire

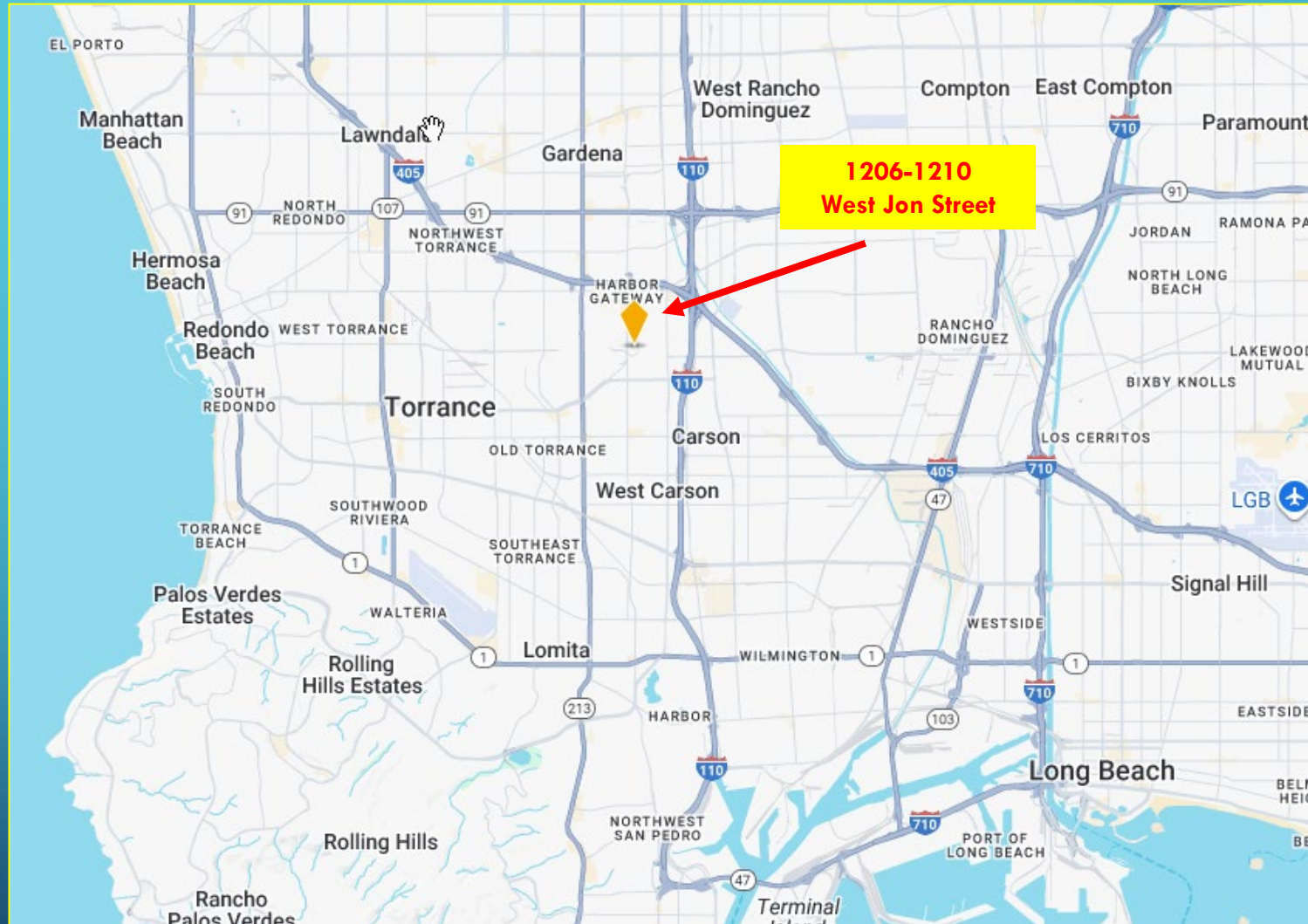
## SITE PLAN/FLOOR PLAN



## AERIAL/MAP



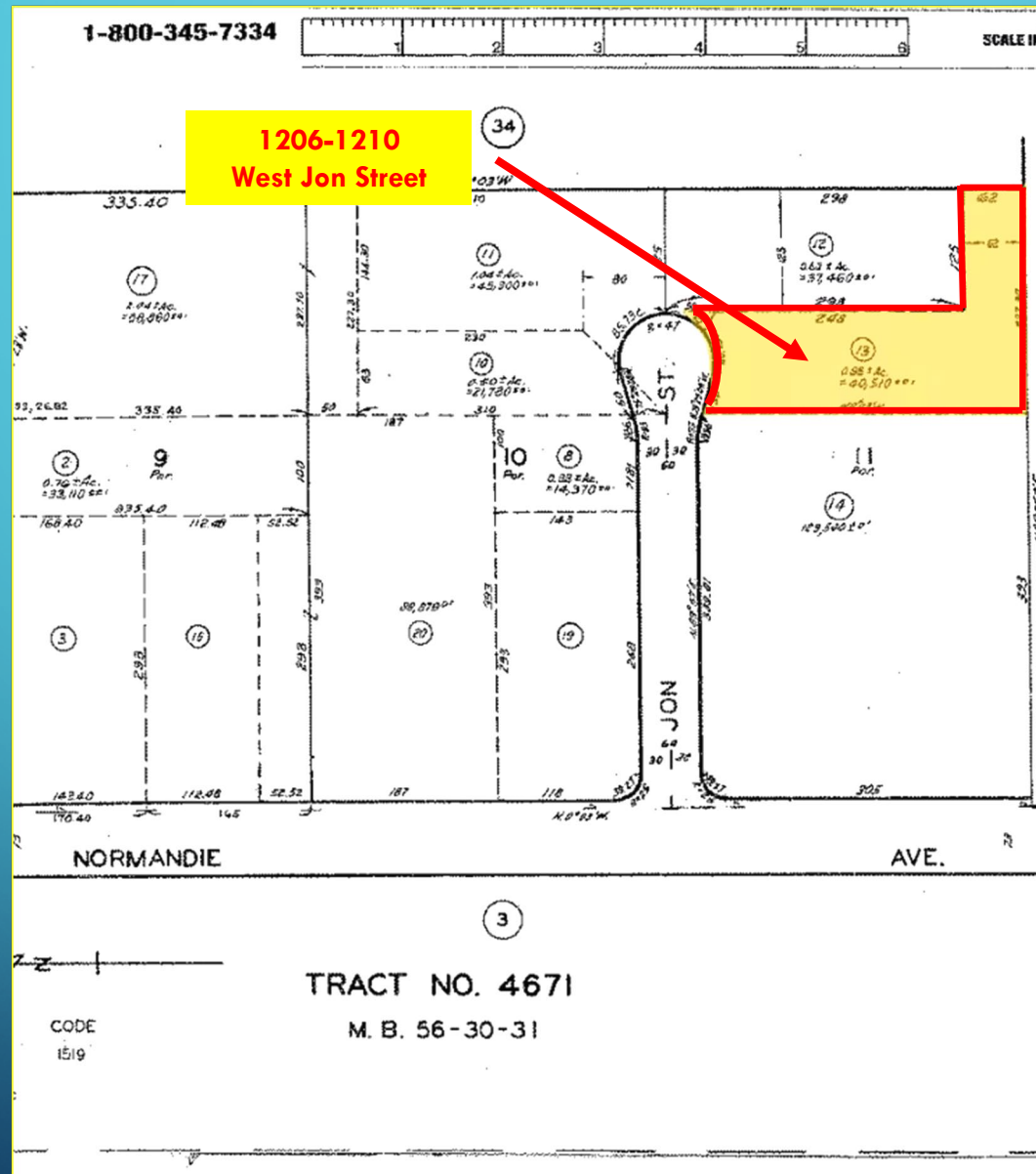








## PARCEL MAP












## PROPERTY HIGHLIGHTS

- Industrial / Warehouse
- Refurbished in 2017
- 4 Dock High Positions
- Unincorporated Los Angeles County
- Proximity to World Ports, LAX, 405/110/91 Freeways
- High-Image Corporate Office with Extensive Use of Glass
- Located in an Opportunity Zone

# SALES COMPARABLES

PHOTO	ADDRESS	BUILDING SF	LAND SF	LOADING CLEAR HEIGHT	SALE DATE	PRICE	PRICE/SF
	3115 Kashiwa Street Torrance, CA 90505	15,517	27,443	2 GL 16'	10/25	\$5,920,000	\$381.52
	10792-94 Los Vaqueros Circle Los Alamitos, CA 90720	16,100	27,007	3 GL 19'	7/25	\$6,050,000	\$375.78
	23555 Telo Avenue Torrance, CA 90505	22,775	45,202	2 GL 18'	11/25	\$8,400,000	\$368.83
	1928 West 135 <sup>th</sup> Street Gardena, CA 90249	19,750	39,204	2 DH, 1 GL 18'	1/25	\$6,586,500	\$333.49
	19840 Hamilton Avenue Torrance, CA 90502	23,000	48,774	1 DH, 3 GL 16'	8/25	\$7,200,000	\$313.04



## LOCATION OVERVIEW

1206-1210 West Jon Street is positioned within the South Bay of Los Angeles and located in Unincorporated Los Angeles County and with a Torrance PO. The property offers convenient access to the 110 and 405 Freeways, has excellent proximity to the World Ports, LAX, and the executive communities of the Beach Cities along with the Palos Verdes Peninsula. Numerous amenities nearby include restaurants, banking, hotels, shopping, and world class entertainment.





# PROPERTY PHOTOS





# PROPERTY PHOTOS





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REMAX Commercial & Investment Realty operates within a global family of companies with many subsidiaries and/or related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the “Property”) may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither REMAX Commercial & Investment Realty nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, REMAX Commercial & Investment Realty will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.



## CONFIDENTIALITY AGREEMENT AND DISCLAIMER



This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and REMAX Commercial & Investment Realty, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or REMAX Commercial & Investment Realty. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or REMAX Commercial & Investment Realty. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to REMAX Commercial & Investment Realty.

### Disclaimer

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