



Address: 1808 Abalone Ave, Torrance, CA 90501
Cross Streets: Carson St/Abalone Ave

Complete Refurbishment December 2023
 High-End Creative Office Buildout
 Secure Yard w/Remote Gate
 Natural Light from Window and Skylights

Sale Price: \$4,577,270.00
Sale Price/SF: \$370.00
Available SF: 12,371 SF
Prop Lot Size: 0.48 Ac / 20,974 SF
Taxes: \$21,906 / 2022
Yard: Fenced
Zoning: M2

Sprinklered: No
Clear Height: 12' - 22'
GL Doors/Dim: 2 / 5.8'x11'
DH Doors/Dim: 0
A: 314 V: 0: W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1957R05

Whse HVAC: No
Parking Spaces: 19 / Ratio: 1.5:1
Rail Service: No
Specific Use: Flex/R&D

Office SF / #: 7,504 SF / 5
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 2,355 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Torrance
APN#: 7357026055

Listing Company: The Klabin Company
Agents: [Yasushi Shiro](mailto:Yasushi.Shiro@klabin.com) 310-329-9000, [Michael Ouellette](mailto:Michael.Ouellette@klabin.com) 310-329-9000

Listing #: 39542844 **Listing Date:** 01/09/2024 **FTCF:** CB000N000S250/A0AA

Notes: Land size is subject to easement agreement. Two panels 154 amps 120/240 volts and 160 amps 240 volts. All sizes are approximate. Appointment only. Contact agent to schedule an appointment. No income from cell tower. Buyer to verify all information contained herein.



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