

Address: **Cross Streets:** 

## 1808 Abalone Ave, Torrance, CA 90501 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 \$21.906 / 2022 Taxes:

Fenced Yard: 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

Specific Use:

Rail Service:

No Flex/R&D Office SF / #: 7,504 SF / 5

Restrooms: 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

**Listing Company:** The Klabin Company

Agents: Yasushi Shiromi 310-329-9000, Michael Ouellette 310-329-9000

01/09/2024 FTCF: CB000N000S250/AOAA Listing #: **Listing Date:** 

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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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to. statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



## **KLABIN.COM**

APN#:

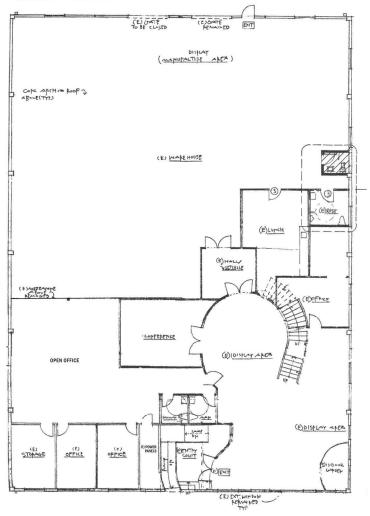
19700 S. VERMONT AVENUE, SUITE 100 TORRANCE, CA 90502 DRE 00824993

310.329.9000

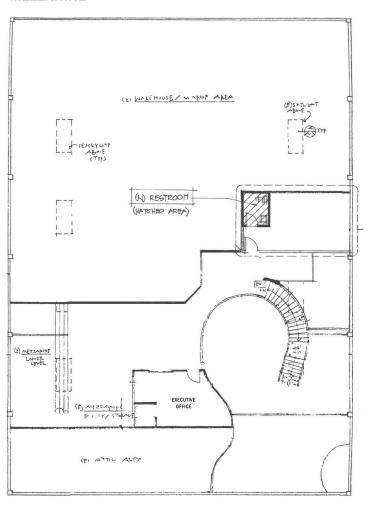




## **GROUND LEVEL**



## **MEZZANINE**



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