

Available SF 1,458 SF

Industrial For Lease

Building Size 8,270 SF



Property Name: Torrance Technology Center
Address: 2444 W 205th, Unit A1, Torrance, CA 90501
Cross Streets: Beech Ave/W 208th St

High Image, Multi-Tenant Industrial Park
 1 1/2 Miles South of 405 Fwy Via Crenshaw Blvd
 Corner Unit with Extensive Use of Glass
 Office can be Reduced to 564 SF

Lease Rate/Mo: \$2,697
Lease Rate/SF: \$1.85
Lease Type: Net / Op. Ex: \$0.37
Available SF: 1,458 SF
Minimum SF: 1,458 SF
Prop Lot Size: POL
Term: 3-5 Yrs w/Adjs
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$2,554 / 2021
Yard: No
Zoning: M2

Sprinklered: Yes
Clear Height: 15'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 100 V: 120/208 0: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1988R13
Whse HVAC: Yes
Parking Spaces: 3 / Ratio: 2.1:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,188 SF / 2
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 05/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Torrance
APN#: 7352-018-058

Listing Company: The Klabin Company
Agents: [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com)
Listing #: 44486840
Notes: Total NNN expenses of \$.37/SF (CAM=\$.19 SF, Taxes=\$.15 SF, Insurance=\$.03 SF). HVAC Maintenance = \$70/ month. Lessee to verify all information.

Listing Date: 03/10/2026

FTCF: CB300N000S000/A0AA



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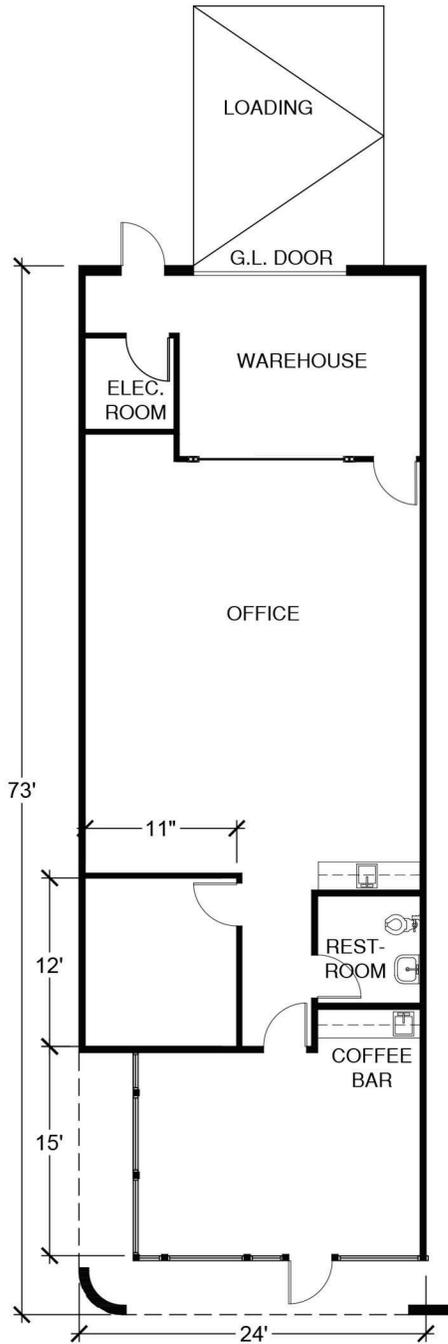


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CURRENT



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