



1899 Western Way, Torrance, CA

New Class A
Low-Coverage Development
±29,747 SF on 3.94 Acres



OVERVIEW

1899 Western Way, Torrance, CA



Incredibly Rare, Brand-New Low-Coverage Class A Development



±29,747 SF Building on ±171,981 SF of Land (17% Coverage)



±2,080 SF of High-Image Office



11 DH Positions and 2 Ground Level Ramps



30' Minimum Clear



ESFR Sprinkler System



128' Concrete Truck Court



80+ Vehicle Parking Stalls (Expandable)



Excess Land for Additional Parking and Outside Storage



Multiple Points of Ingress/Egress for Optimal Traffic Flow



Almost Immediate Access to 405 Freeway for Regional Connectivity



Ideally Located in the Pro-Business City of Torrance



Professionally Owned and Managed by Miramar Capital

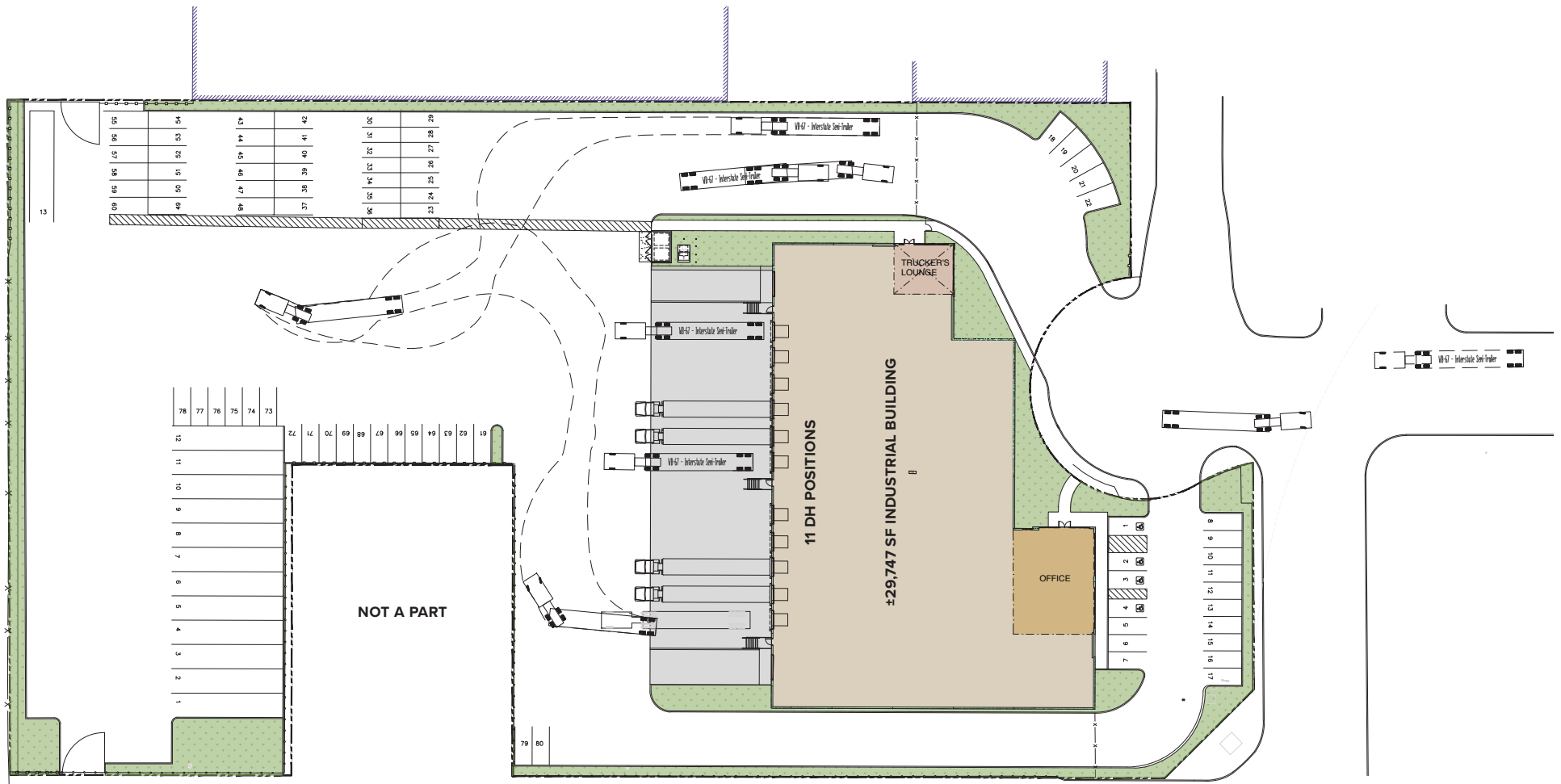


±29,747 SF

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SITE PLAN

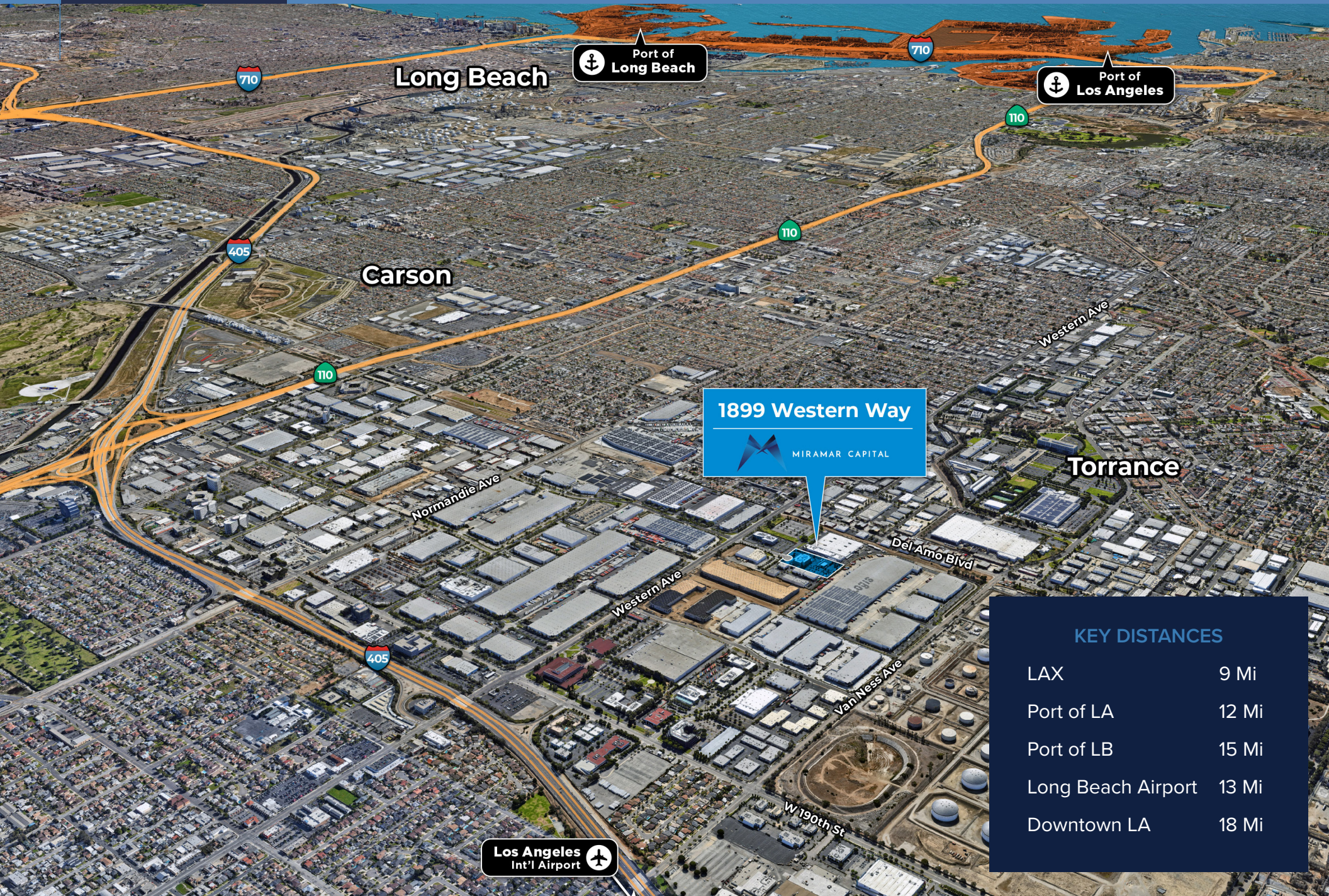
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LOCATION

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MIRAMAR CAPITAL

KEY DISTANCES	
LAX	9 Mi
Port of LA	12 Mi
Port of LB	15 Mi
Long Beach Airport	13 Mi
Downtown LA	18 Mi

Los Angeles Int'l Airport

±29,747 SF



CONTACT

1899 Western Way, Torrance, CA

Robert Flores

Executive Vice President
Lic. 01848000
+1 310 363 4826
rob.flores@cbre.com

Sam Carmack

Senior Associate
Lic. 02080694
+1 310 363 4917
sam.carmack@cbre.com

Joey Wagman

Associate
Lic. 02166862
+1 310 363 4684
joey.wagman@cbre.com

CBRE