

FOR LEASE

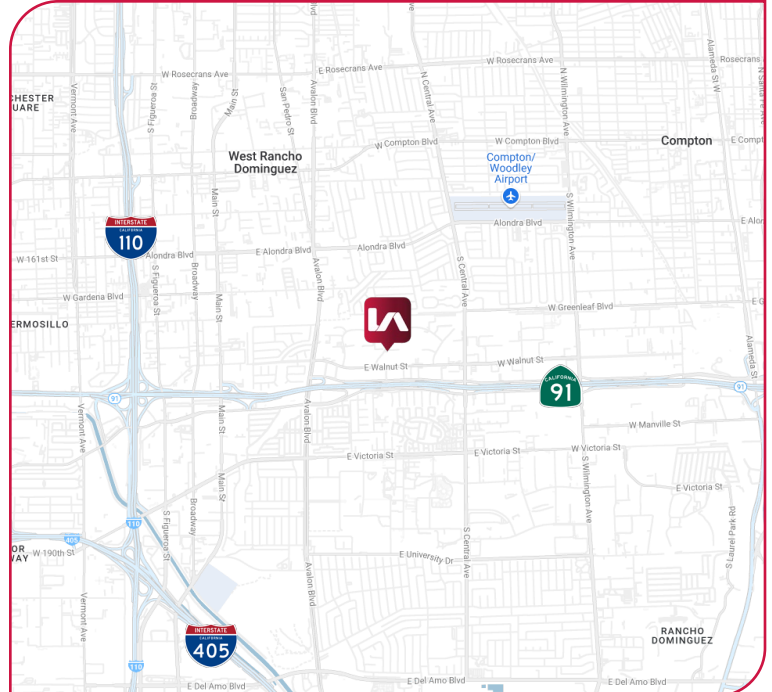


PRICING BREAKDOWN

Building Size	±73,062 SF
Land Size	±150,718 SF (3.46 AC)
Lease Rate / SF	\$1.15 NNN + \$0.23 / SF OPEX

PROPERTY DETAILS

- Eight (8) DH Doors
- Four (4) GL Doors
- Prime South Bay Industrial Location
- Approximately 9,894 SF of Office Space
- Two Fenced Yards
- Three Separate Street Access Points on the NE, NW, and SW Sections of the Property
- Close Proximity to the 91, 110, and 405 Freeways



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

TRAUGER RALSTON

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MATTHEW PALUMBO

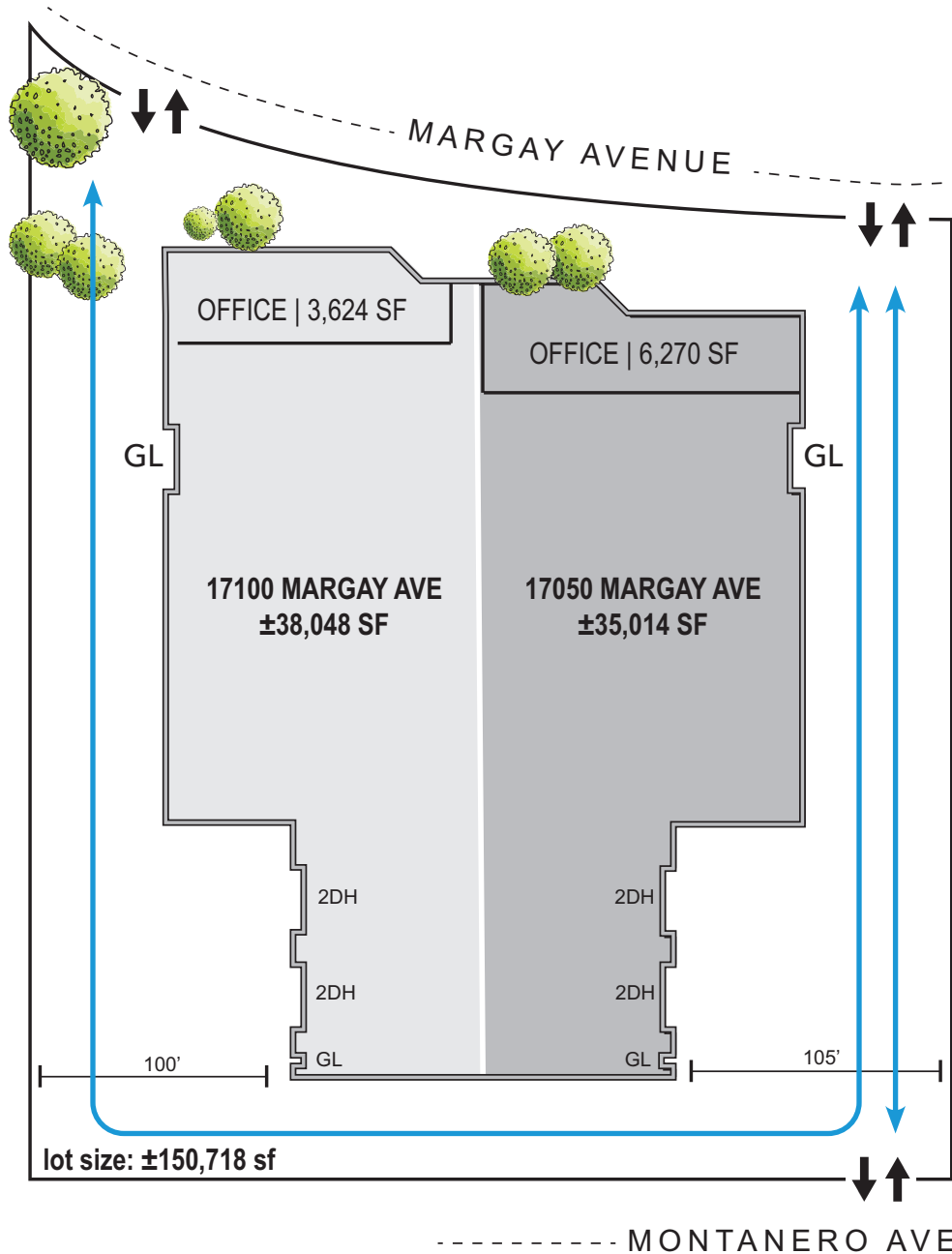
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21250 Hawthorne Blvd, Suite 700
Torrance, CA 90503

SITE PLAN

This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.



= Through Access

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Some of these images were digitally enhanced to depict space without existing furniture/equipment. Actual condition may vary.

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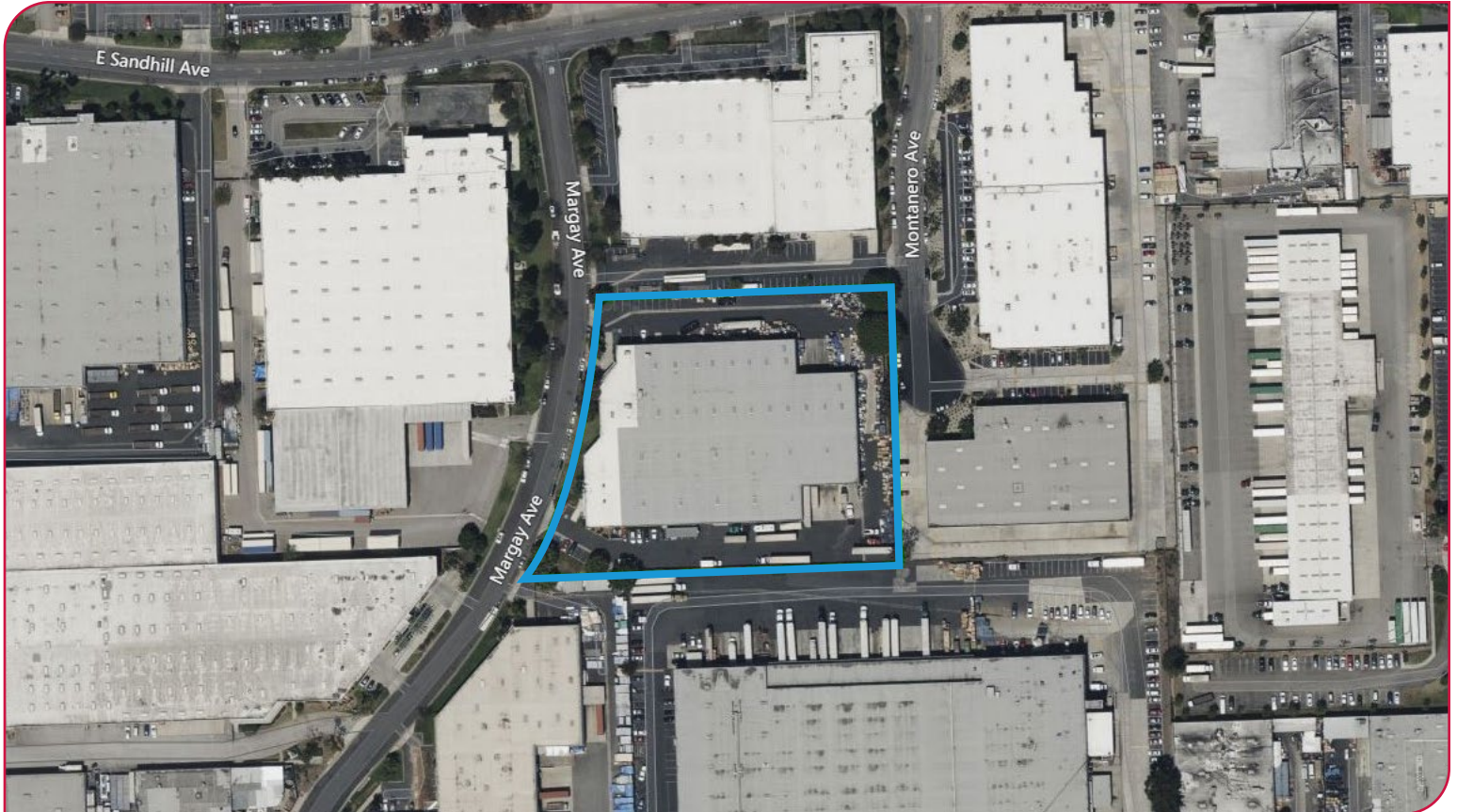
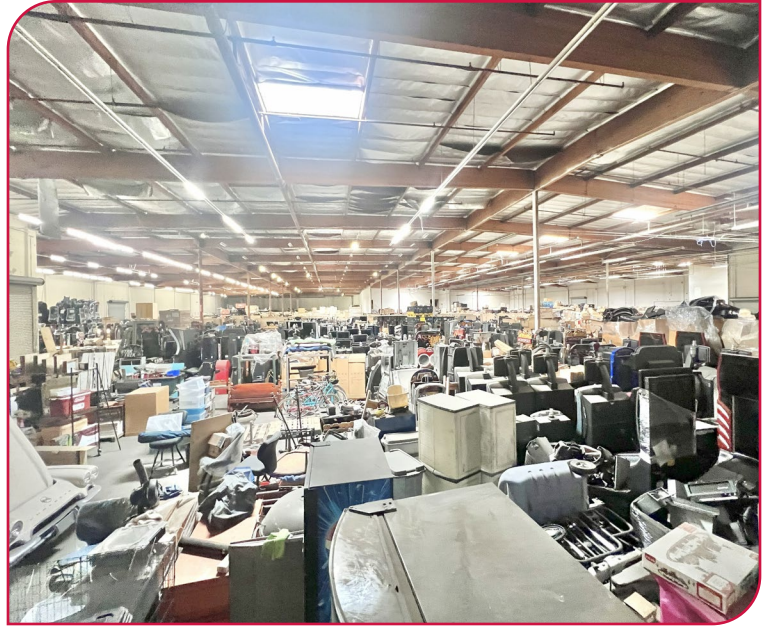
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