

2715-2725

COLUMBIA STREET



KLABIN

FOR SALE AND LEASE

KLABIN.COM

PROPERTY *Information*



Property Features

Building Type:	Single Tenant
Building:	46,097
Land:	± 109,109 SF (±2.5 Acres)
Office:	9,568 SF
Dock High:	3 Positions
Ground Level:	None
Clear Height:	16'-21'
Power:	3000 Amps/480 Volts
Parking:	65
Sprinklered:	Yes
Construction:	Concrete Tilt-Up
Year Built:	1961/R06'/R10'
Zoning:	TOMI-LT
APN:	7352-009-005

Highlights

- Central Torrance Location
- Outstanding corporate headquarters facility
- Fenced yard with drive around access
- Centrally located between LAX, Ports & DTLA
- 405/110 freeway access

Strengths

- Large Rear Yard.
- Heavy Power
- 3 DH Positions

Potential Issues

- DH Loading is for small trucks
- No GL doors
- Ceiling Height

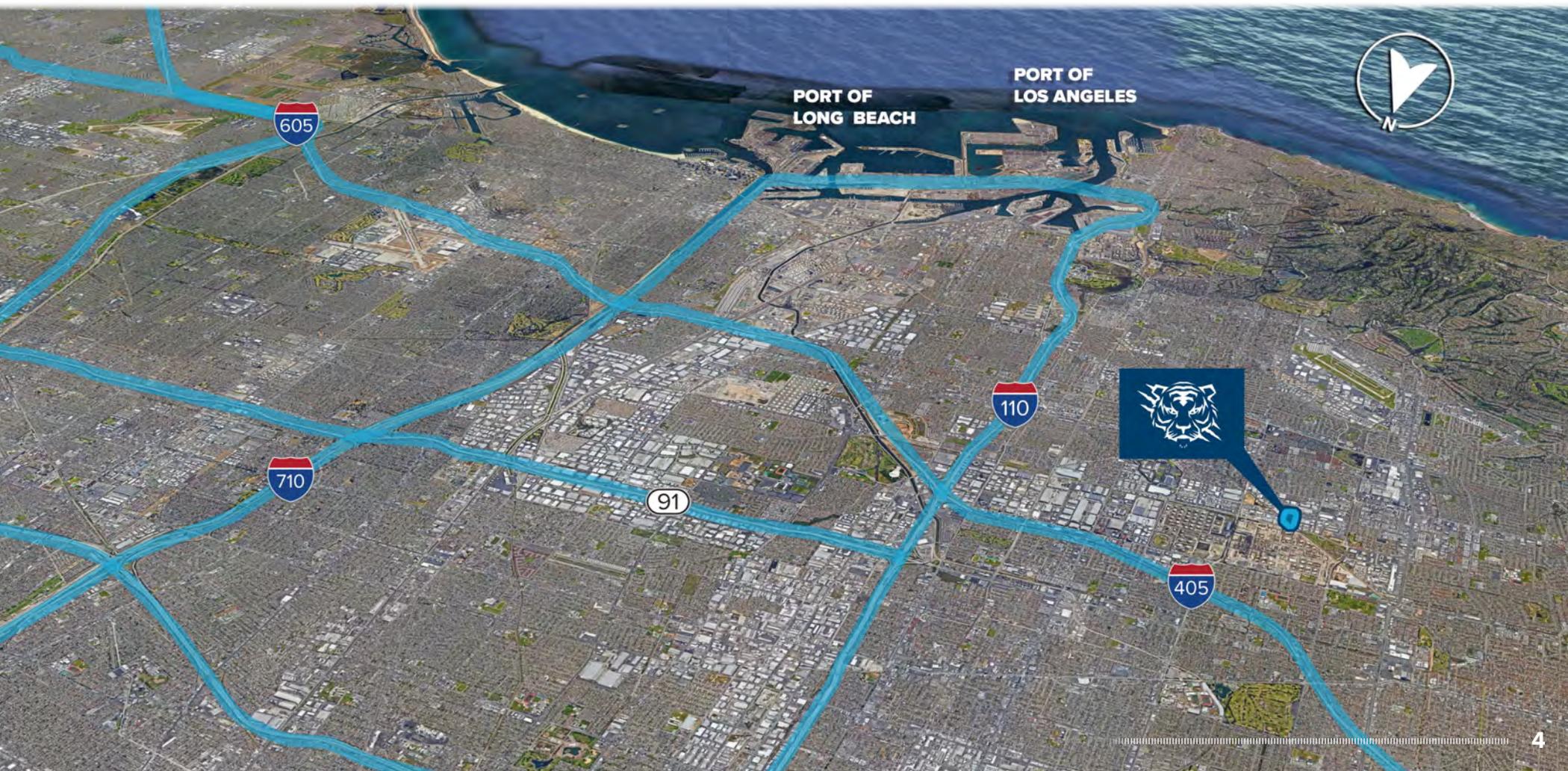


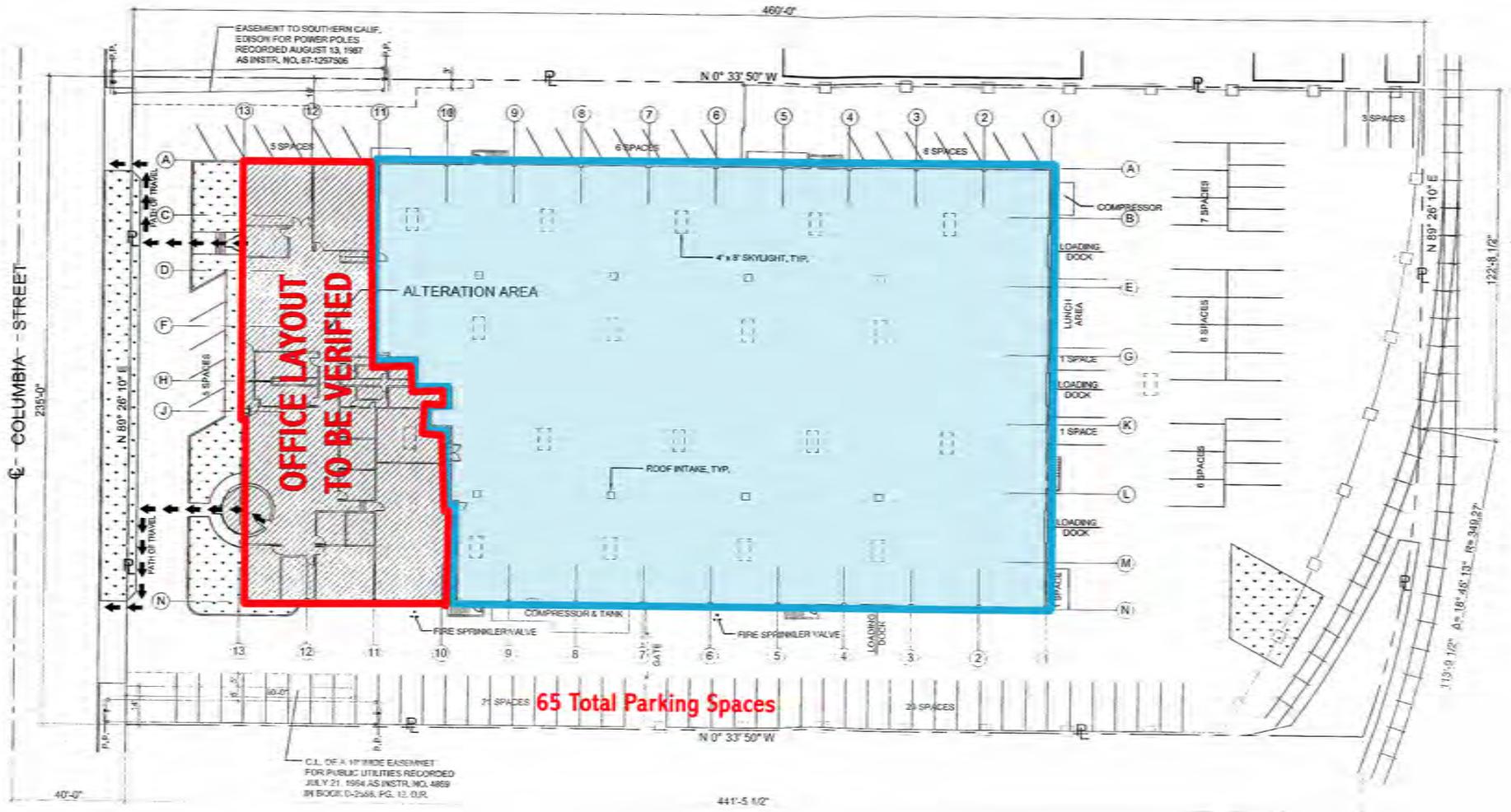
2715-2725 COLUMBIA STREET, TORRANCE

Location Map

The greater South Bay market is comprised of 223 million square feet of industrial space and spans a wide reaching geographic area connecting LAX, the Ports of Los Angeles and Long Beach, DTLA, West LA and Orange County.

Torrance is an "A" location within the South Bay submarket, prized for its strategic position within minutes from four major freeways (405, 110, 91 and 710) and its proximity to West LA, the PV Peninsula, and the Beach Cities of Redondo, Hermosa, and Manhattan Beach. The property is close to the 405 freeway on/off ramps providing easy access to the twin ports of Los Angeles and Long Beach.





2715-2725

COLUMBIA STREET



KLABIN
A member of the CORFAC International network

YASUSHI SHIROMI
SENIOR VICE PRESIDENT

310.329.9000 x1230
yasushis@klabin.com
DRE #00951653

TODD N. TAUGNER, SIOR
PRINCIPAL

310.329.9000 x1070
toddt@klabin.com
DRE #00870018

MIKE OUELLETTE
VICE PRESIDENT

310.329.9000 x1170
mikeo@klabin.com
DRE #01989268