

Available SF 5,770 SF

Industrial For Lease

Building Size 30,466 SF

**Property Name:**

South Bay Business Park

**Address:**

2750 Oregon Ct, Unit M3-M4, Torrance, CA 90503

**Cross Streets:**

Maple Ave/Del Amo Blvd

South Bay Business Park

Multi-Tenant Building

Professionally Managed By Transwestern

\$0.24 CAM Fee

Able to Lease Half (M5) For \$1.85, \$0.24 CAM

Access to 405, 110, &amp; 91 Fwys

**Lease Rate/Mo:** \$9,520  
**Lease Rate/SF:** \$1.65  
**Lease Type:** Gross / Op. Ex: \$0.24  
**Available SF:** 5,770 SF  
**Minimum SF:** 5,770 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Yes  
**Zoning:** M2

**Sprinklered:** Yes  
**Clear Height:** 18'  
**GL Doors/Dim:** 0  
**DH Doors/Dim:** 2  
**A: 200 V: 0: W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1973  
**Whse HVAC:** No  
**Parking Spaces:** 15 / **Ratio:** 3./1,000  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 3,839 SF / 4  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 1,5000 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** 0  
**Possession:** 60 Days  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Torrance  
**APN#:** 7352009031

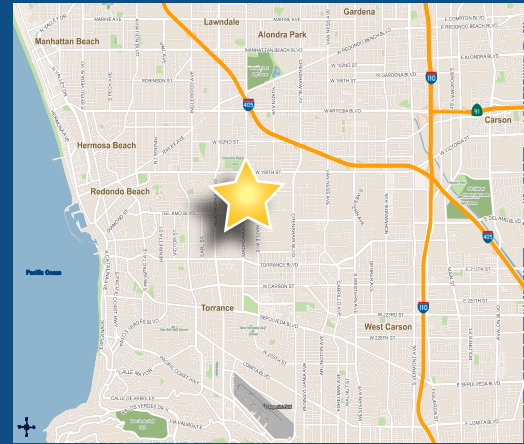
**Listing #:****Listing Date:**



FOR LEASE | INDUSTRIAL & OFFICE SPACE

# South Bay Business Park

2750 OREGON COURT • TORRANCE, CA 90503



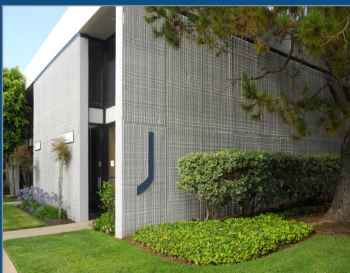
## Property Amenities

- South Bay Business Park
- Next to Torrance Civic Center & Del Amo Fashion Mall
- Access to 405, 110 & 91 Fwys
- Professionally Managed by Transwestern
- Centralized Torrance Location

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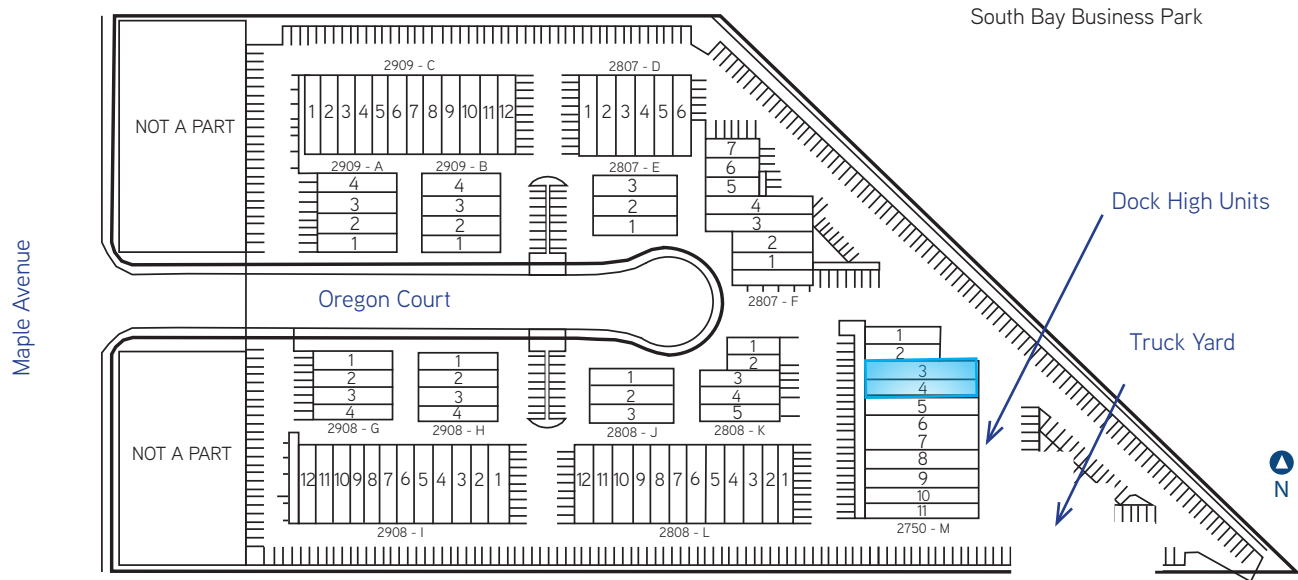
COLLIERS  
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FOR LEASE > Industrial and Office Space

# South Bay Business Park

2750-2909 OREGON COURT • TORRANCE, CA 90503



Location	Unit	Total Size	Lease Rate	Comments
2750 Bldg M	Unit 3-4	9,520 SF	\$1.65 PSF	\$0.24 CAM.

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