


**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 Fwy's

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:	TIFF 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

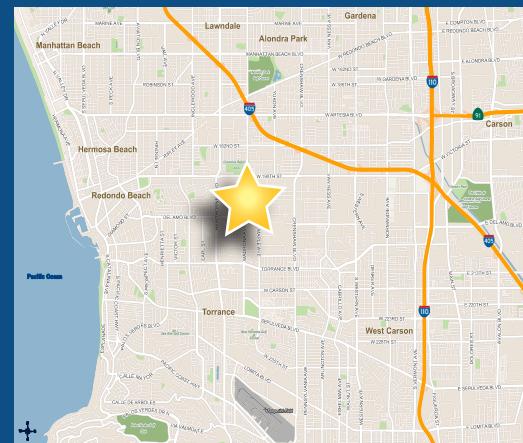
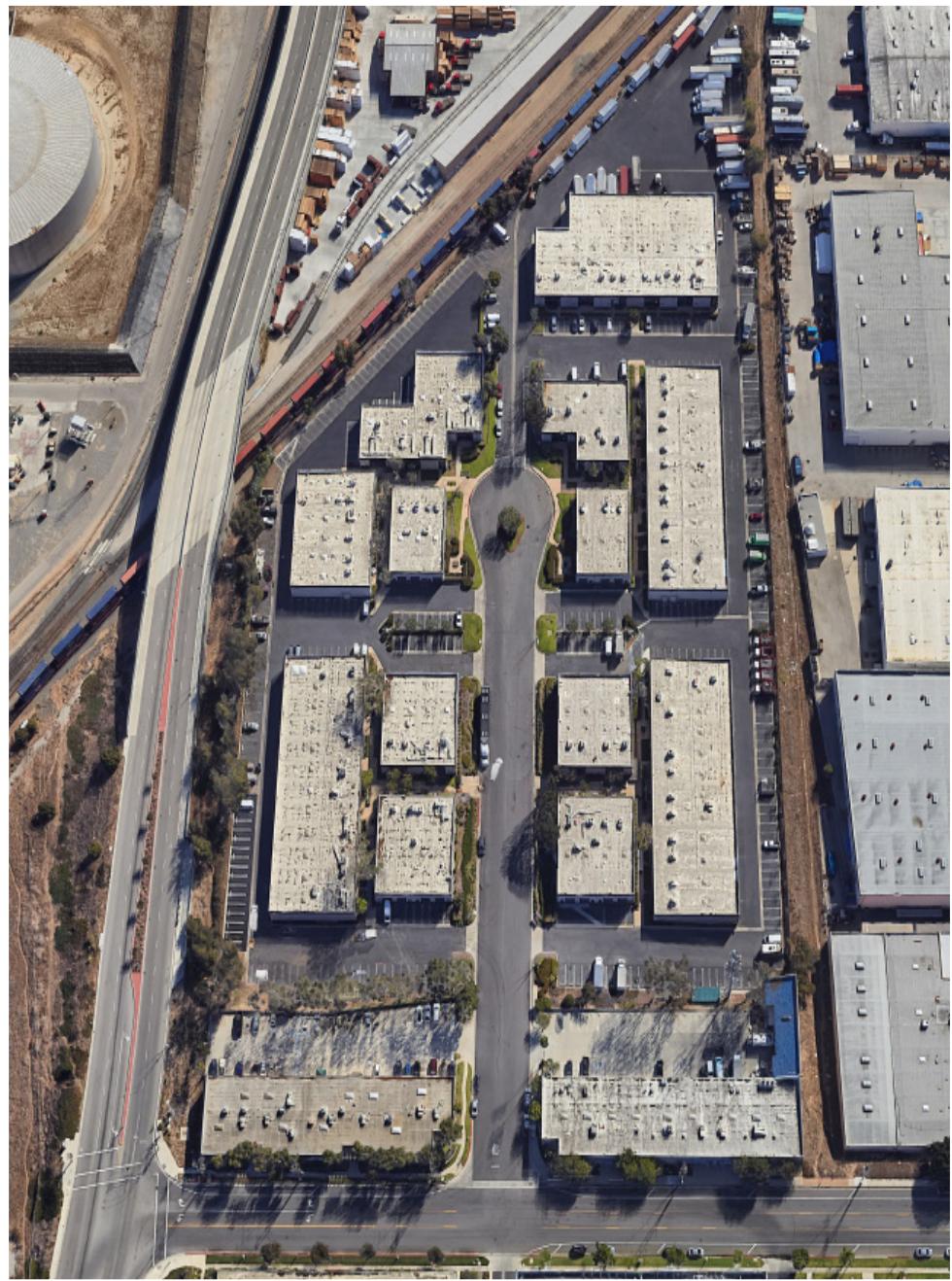
Listing #:

Listing Date:

FOR LEASE | INDUSTRIAL & OFFICE SPACE

# South Bay Business Park

2750 OREGON COURT • TORRANCE, CA 90503



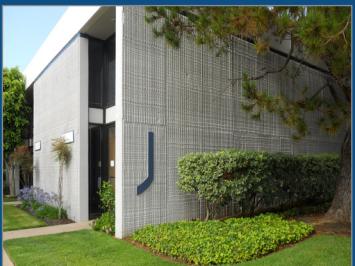
## Property Amenities

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

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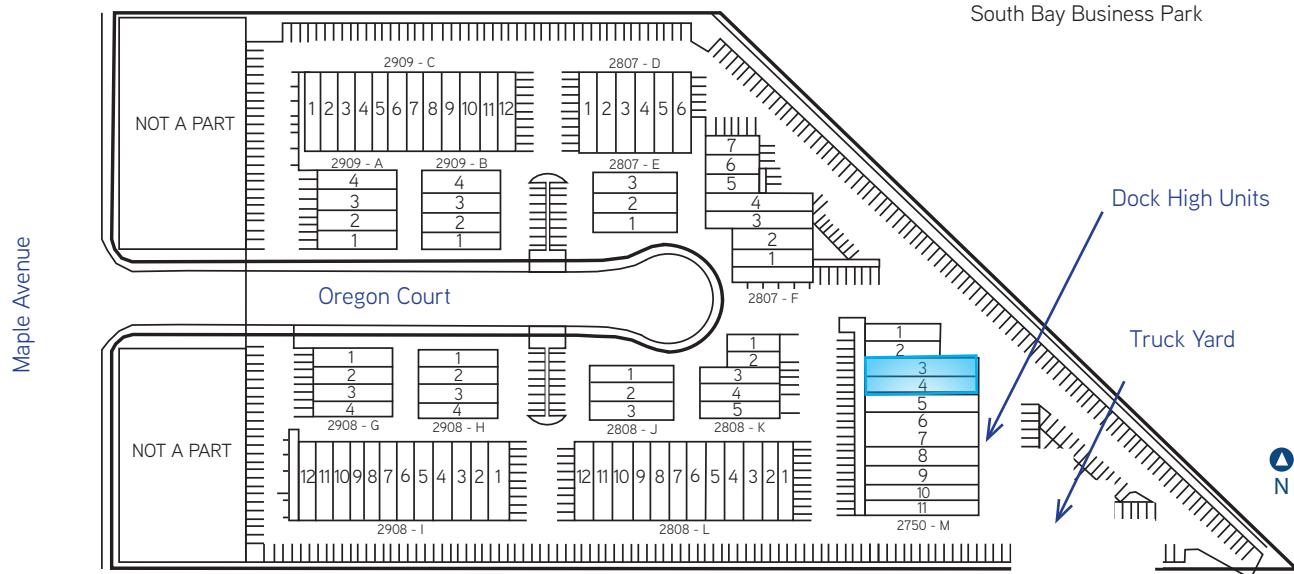
COLLIERS  
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FOR LEASE > Industrial and Office Space

# 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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