

25310 FRAMPTON AVE

HARBOR CITY • CA 90710

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE



FOR LEASE
±4,000 SF INDUSTRIAL BUILDING
ON ±10,454 SF OF LAND

MILES SOLOMON

Senior VP & Land Specialist

msolomon@lee-associates.com

323.922.3736

LIC NO 02099423

Lee & Associates | Downtown Los Angeles 1201 N Main St
CORP ID 02174865 Los Angeles, CA 90012

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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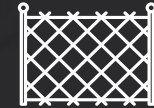
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PROPERTY HIGHLIGHTS



Meticulously
Maintained



Large Secure
Yard



Convenient
South Bay
Location



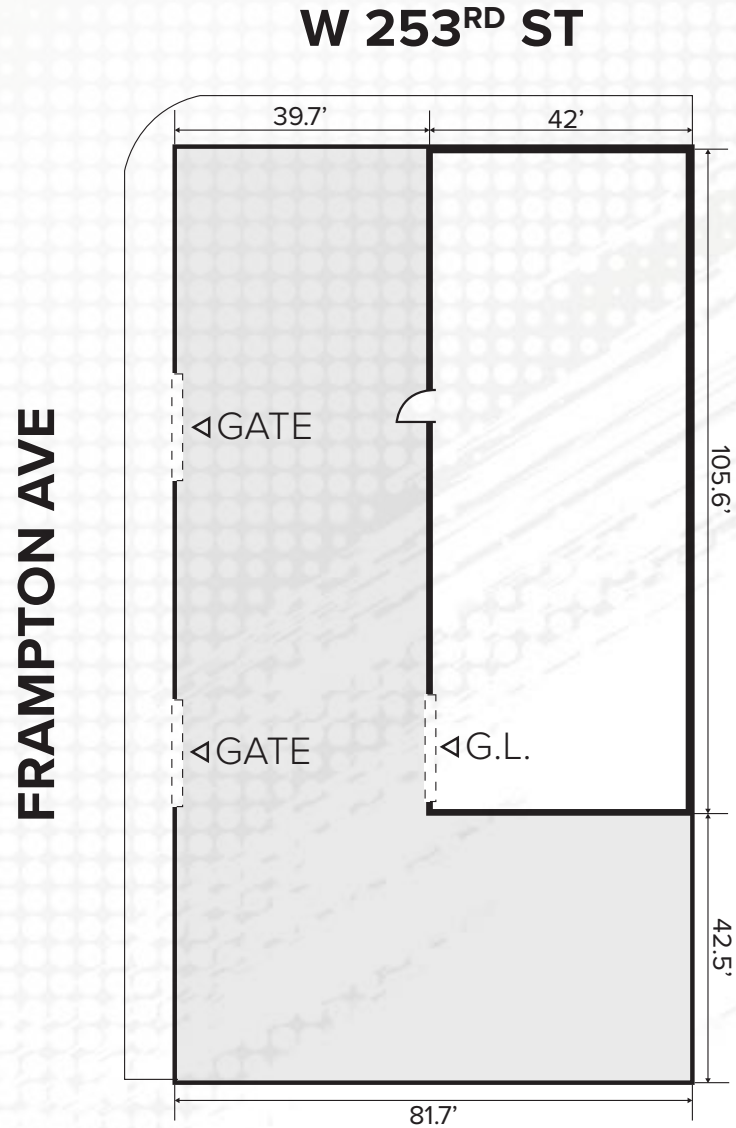
Minutes from Port of
Los Angeles, PCH and
Torrance Airport

Located at 25310 Frampton Ave, Harbor City, CA, this 4,000 SF industrial building sits on a 0.24-acre lot and features a large secure yard, one ground-level door, 100 amps of power (240V, 3-phase), and 12 parking spaces. The property is meticulously maintained and ideally located in the South Bay, just minutes from the Port of Los Angeles, Pacific Coast Highway, and Torrance Airport, making it well suited for industrial or service-related uses.

PROPERTY INFORMATION

Available SF	±4,000 SF
Prop Lot Size	±10,454 SF
Office Size	±800 SF
APN	7413-002-040
Yard	Yes
DH/GL Doors	0 DH / 1 GL
Sprinklered	No
Power	A: 100 V: 240 Ø: 0 W: 3
Possession Date	Now
Vacant	Yes
Market/Submarket	Long Beach/Harbor Cities

PROPERTY SITE PLAN

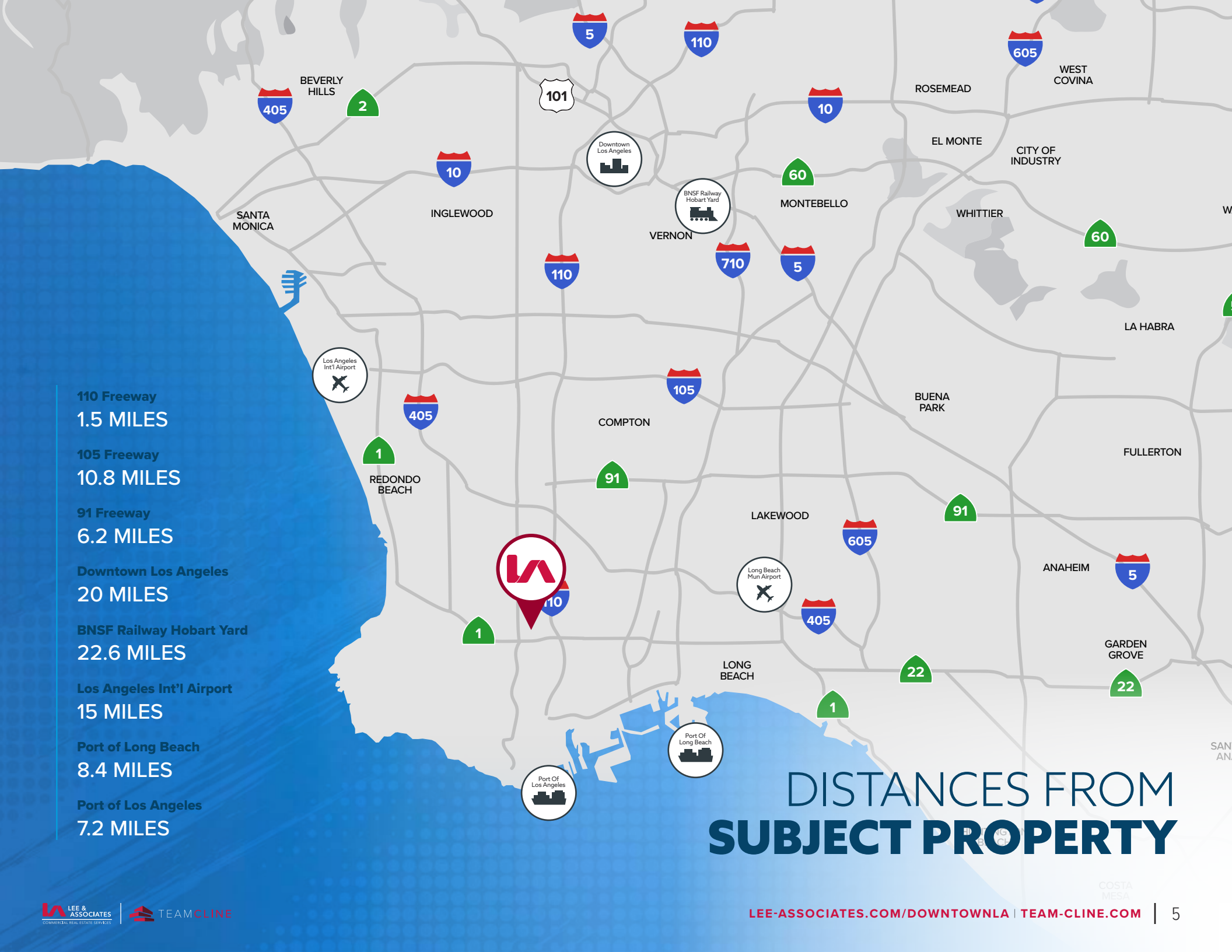


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110 Freeway
1.5 MILES

105 Freeway
10.8 MILES

91 Freeway
6.2 MILES

Downtown Los Angeles
20 MILES

BNSF Railway Hobart Yard
22.6 MILES

Los Angeles Int'l Airport
15 MILES

Port of Long Beach
8.4 MILES

Port of Los Angeles
7.2 MILES

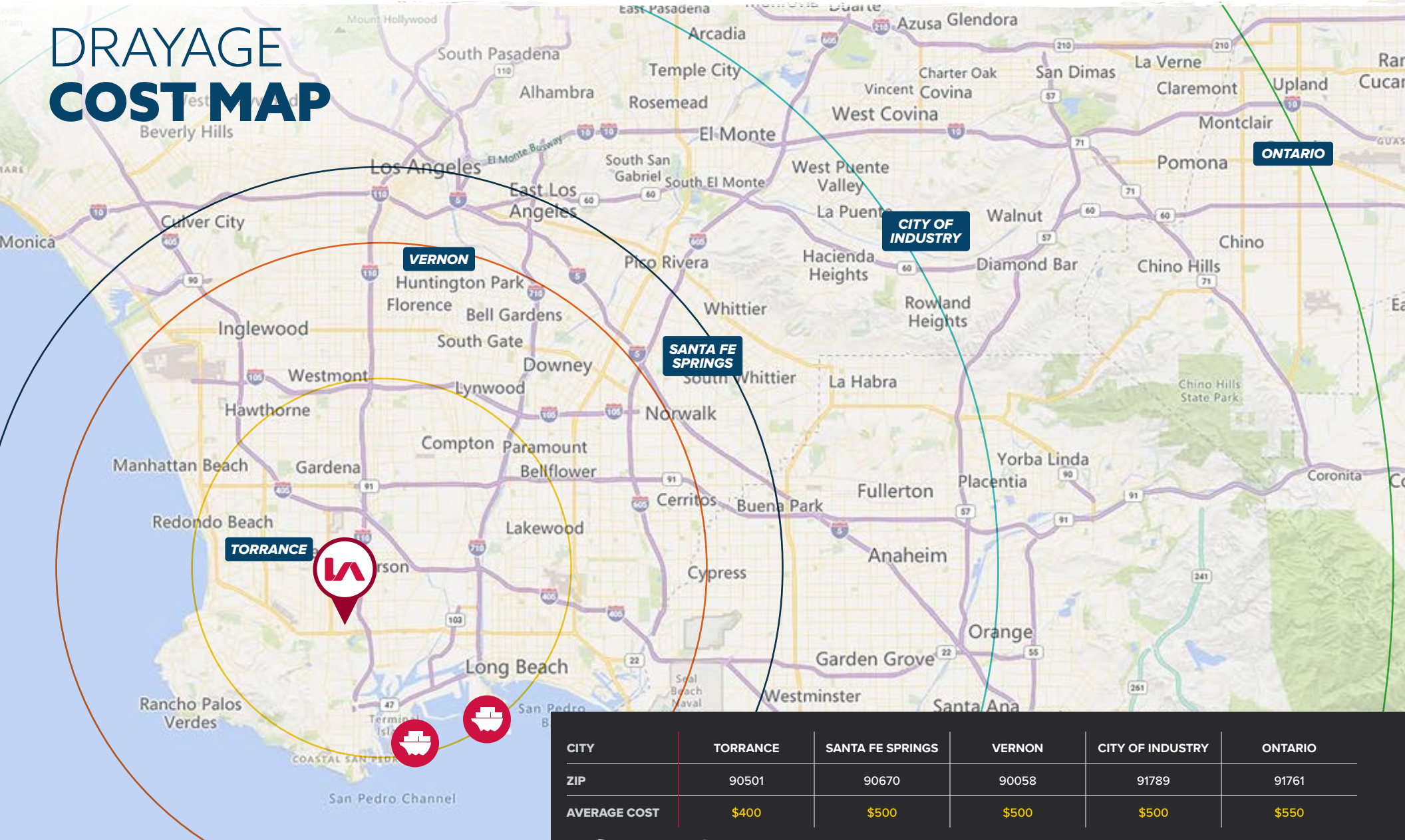
DISTANCES FROM SUBJECT PROPERTY

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DRAYAGE COST MAP



For More Information,
Please Contact ▶

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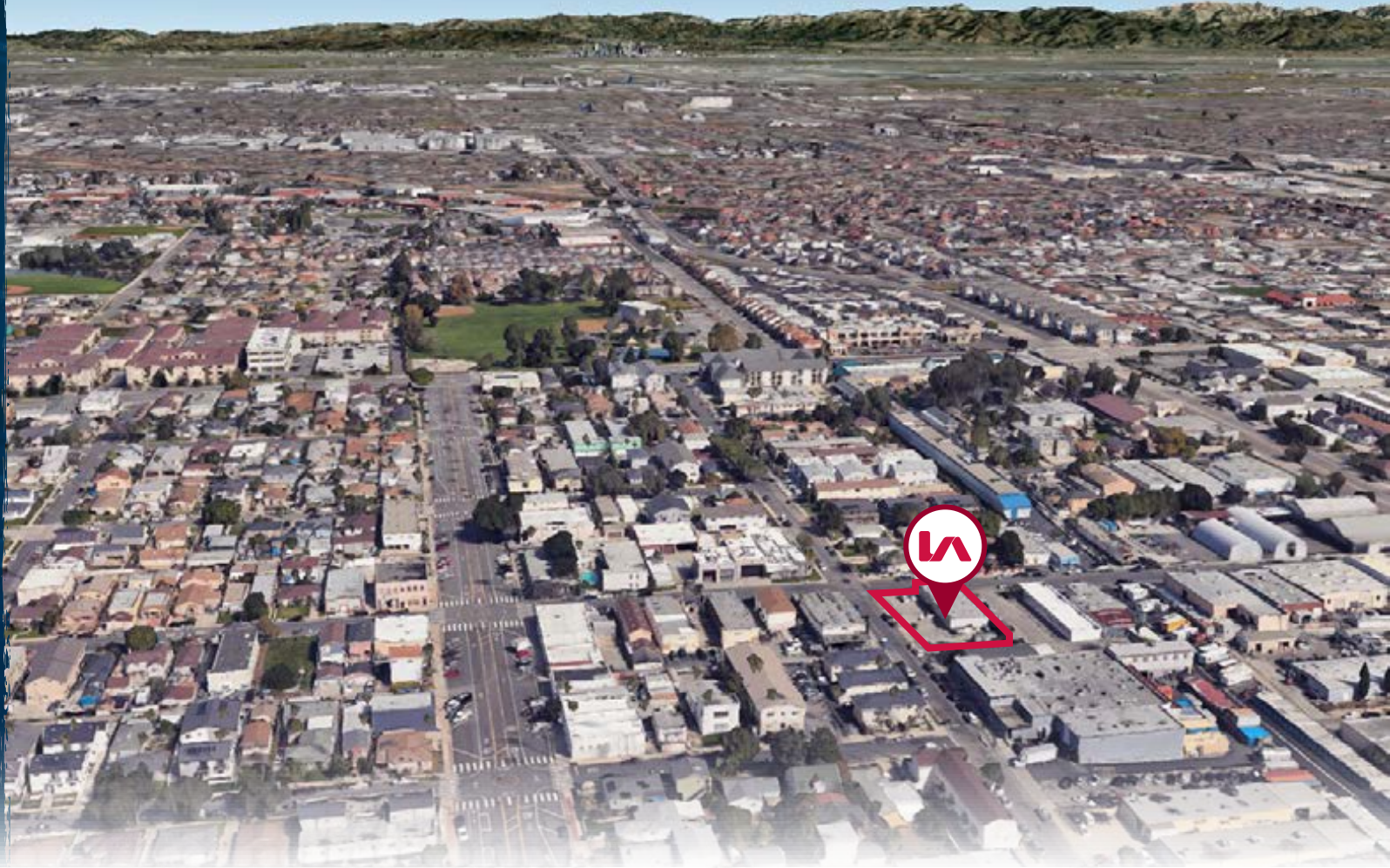
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.