Industrial Sublease

2929-2931 California Street & 530 Maple Ave



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2929 - 2931 California St & 530 Maple Ave | Torrance

Details

Premises: A portion of the Building consisting of

approximately 168,000 SF (divisible)

Rent: \$1.10 Industrial Gross

Availability: Immediate

Term: Through March 31, 2032

Office Space: Approximately 12,000 SF (divisible)

530 Maple: 4,005 SF of newly built office space with high

ceilings and polished concrete floors

Parking: 210 spaces, free of charge (more possible)

Clear Height: 16' to 32'

Loading: 17 Dock High / 1 Grade Level

All Dock High doors accommodate tractor trailers

Power: 2929 California: 600-4000 amps, 277/480V of 3 phase

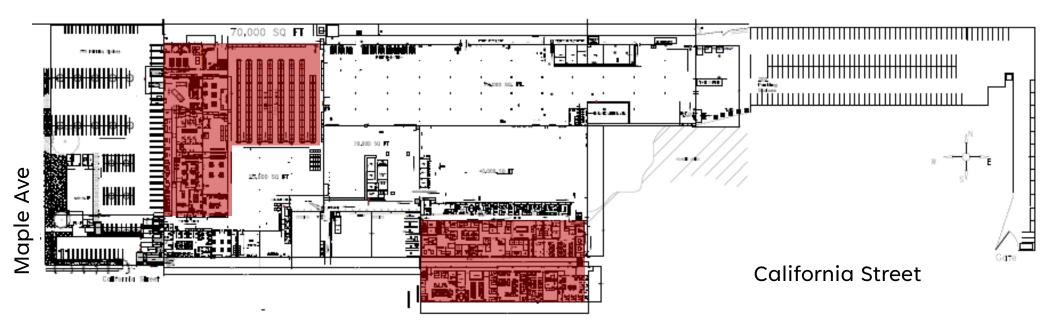
2931 California: 600-3000 amps, 277/480V of 3 phase

Maple Ave: 200 amps, 120/208V of 3 phase



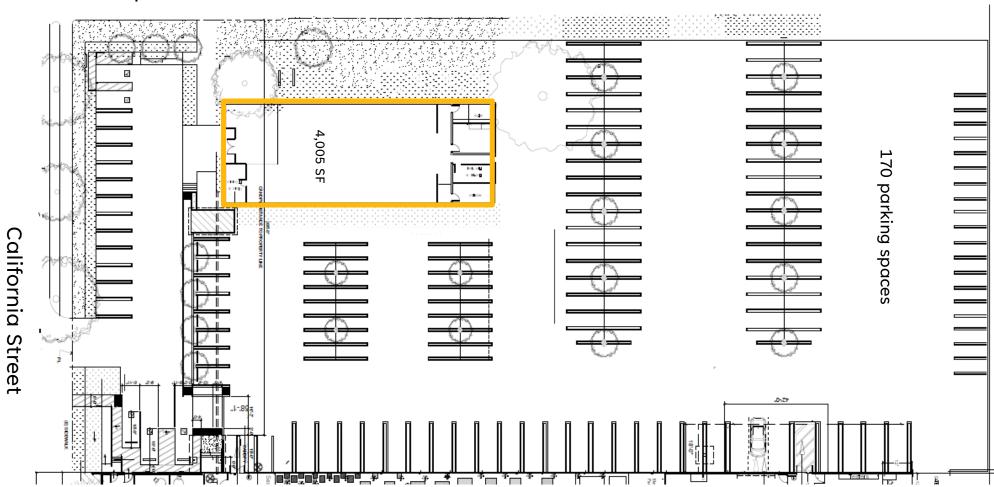
Highlights

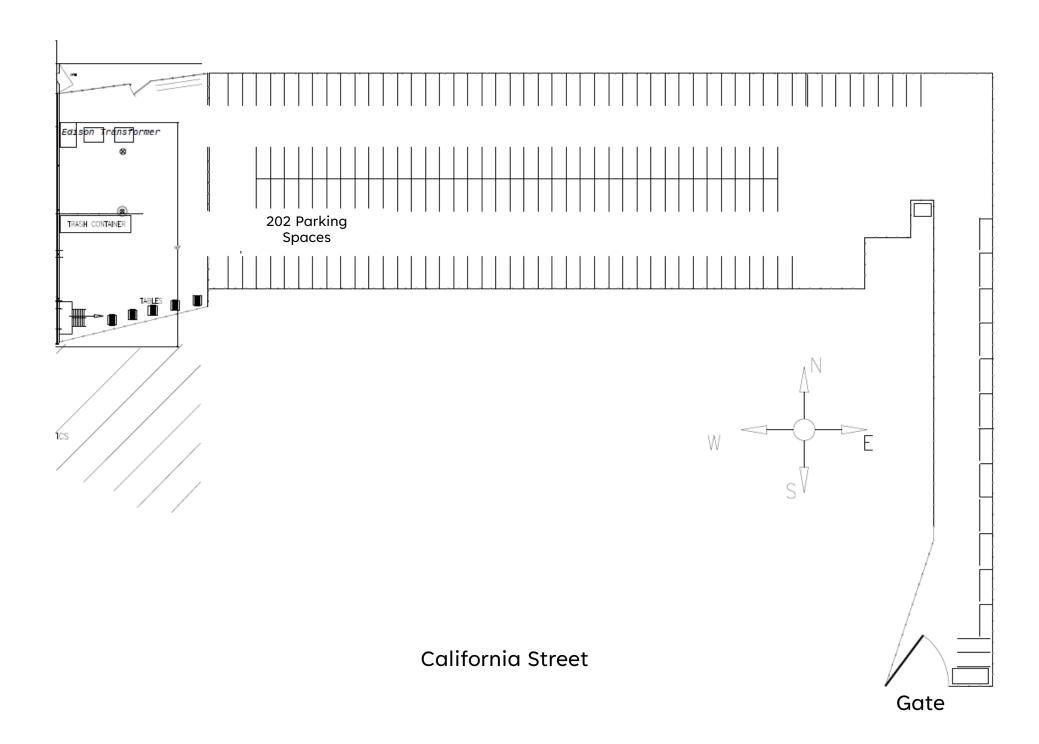
- Well below market rate
- Central Torrance location
- Good access to 405 & 110 Freeways
- Close to Hawthorne Boulevard amenities
- Strong credit sublessor
- Exceptional power
- Extensive parking
- Excellent flexibility of space



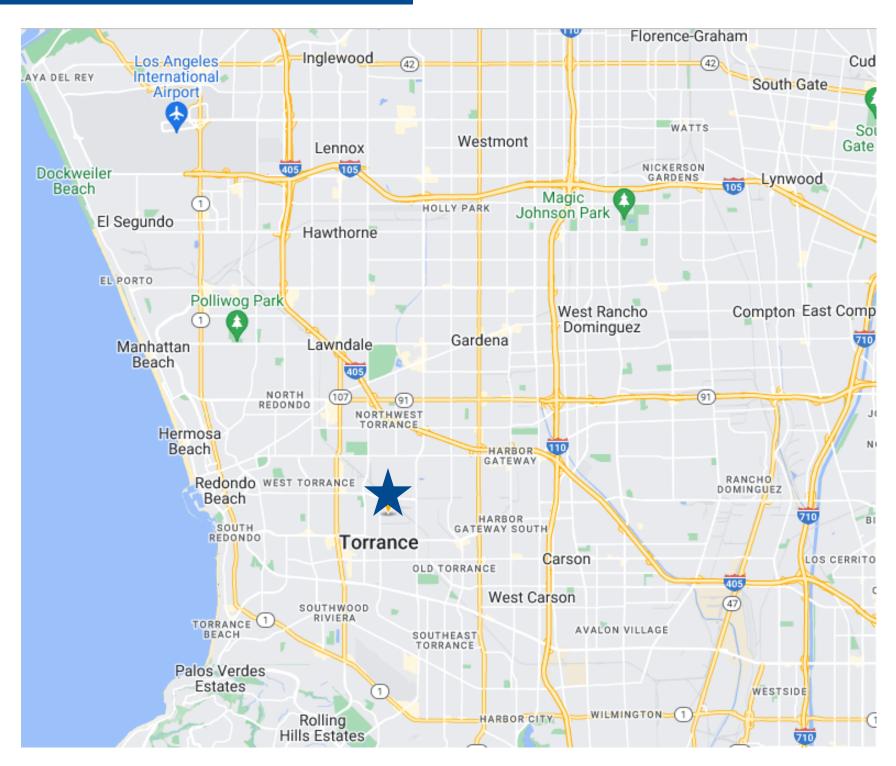
Shaded areas are excluded from sublease space

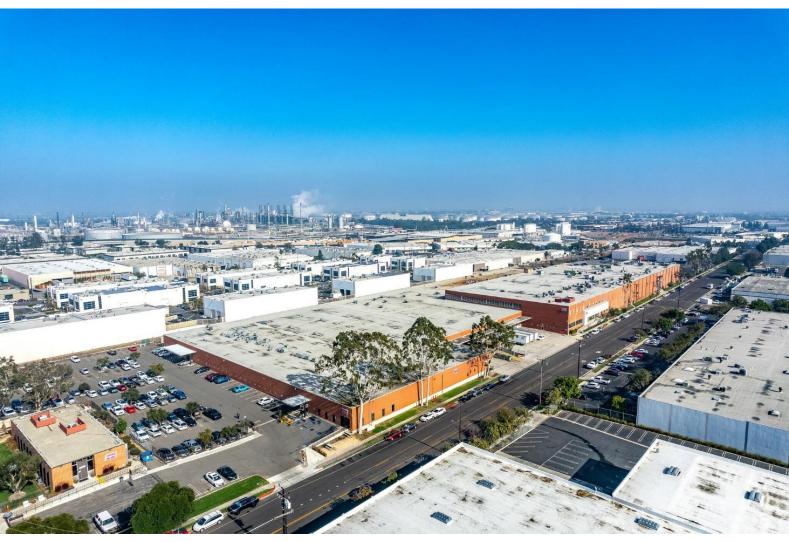
Maple Ave





Location





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