

Industrial Sublease

2929-2931 California Street & 530 Maple Ave
Torrance



Andrew Dilfer, SIOR, GLS
310-906-3280
andrew.dilfer@kidder.com
DRE 01455665

Luke Staubitz, SIOR
310-906-3288
luke.staubitz@kidder.com
DRE 01037737

Harvey Beesen, SIOR
310-906-3264
Harvey.beesen@kidder.com
DRE 00615891

Mark Berman
310-713-1323
Mark@MStrategic.net
DRE 01013402

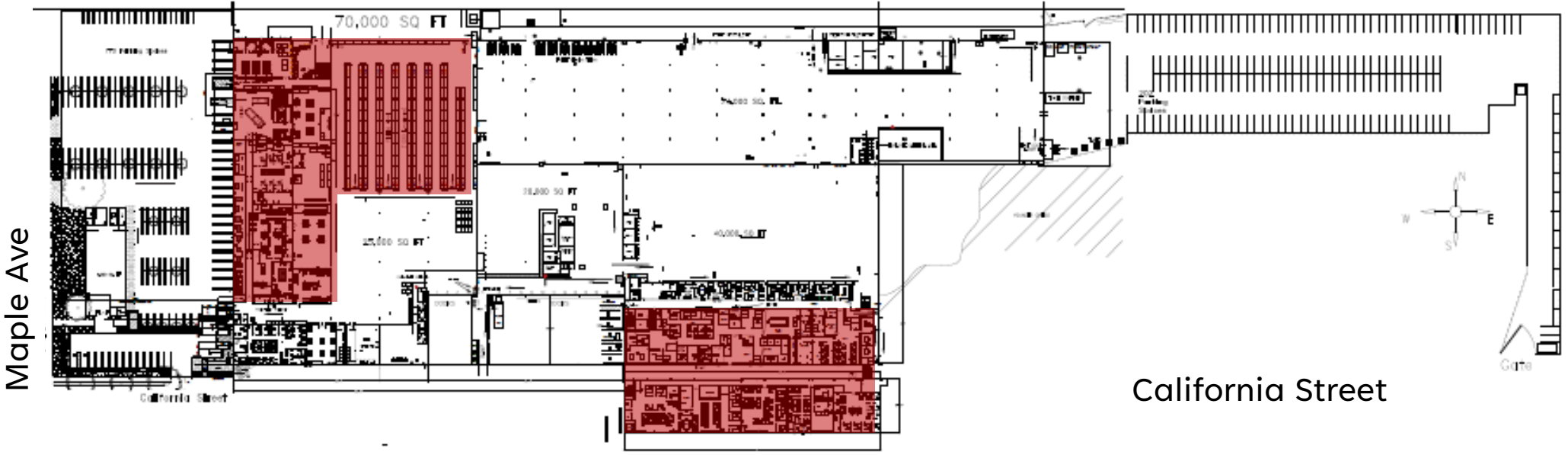


- Premises:** A portion of the Building consisting of approximately 168,000 SF (divisible)
- Rent:** \$1.10 Industrial Gross
- Availability:** Immediate
- Term:** Through March 31, 2032
- Office Space:** Approximately 12,000 SF (divisible)
- 530 Maple:** 4,005 SF of newly built office space with high 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

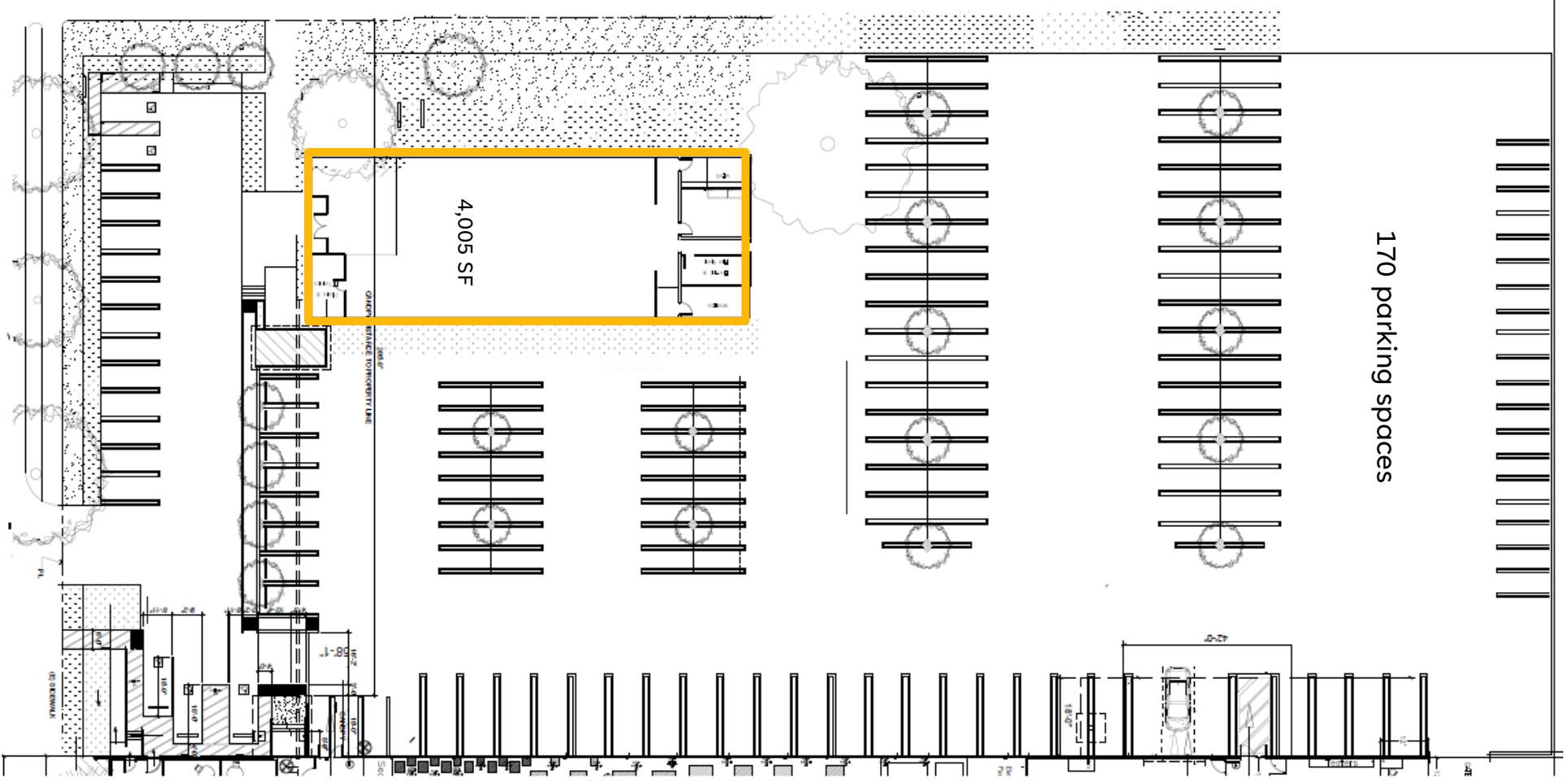
- Well below market rate
- Central Torrance location
- Good access to 405 & 110 Freeways
- Close to Hawthorne Boulevard amenities
- Strong credit sublessor
- Exceptional power
- Extensive parking
- Excellent flexibility of space



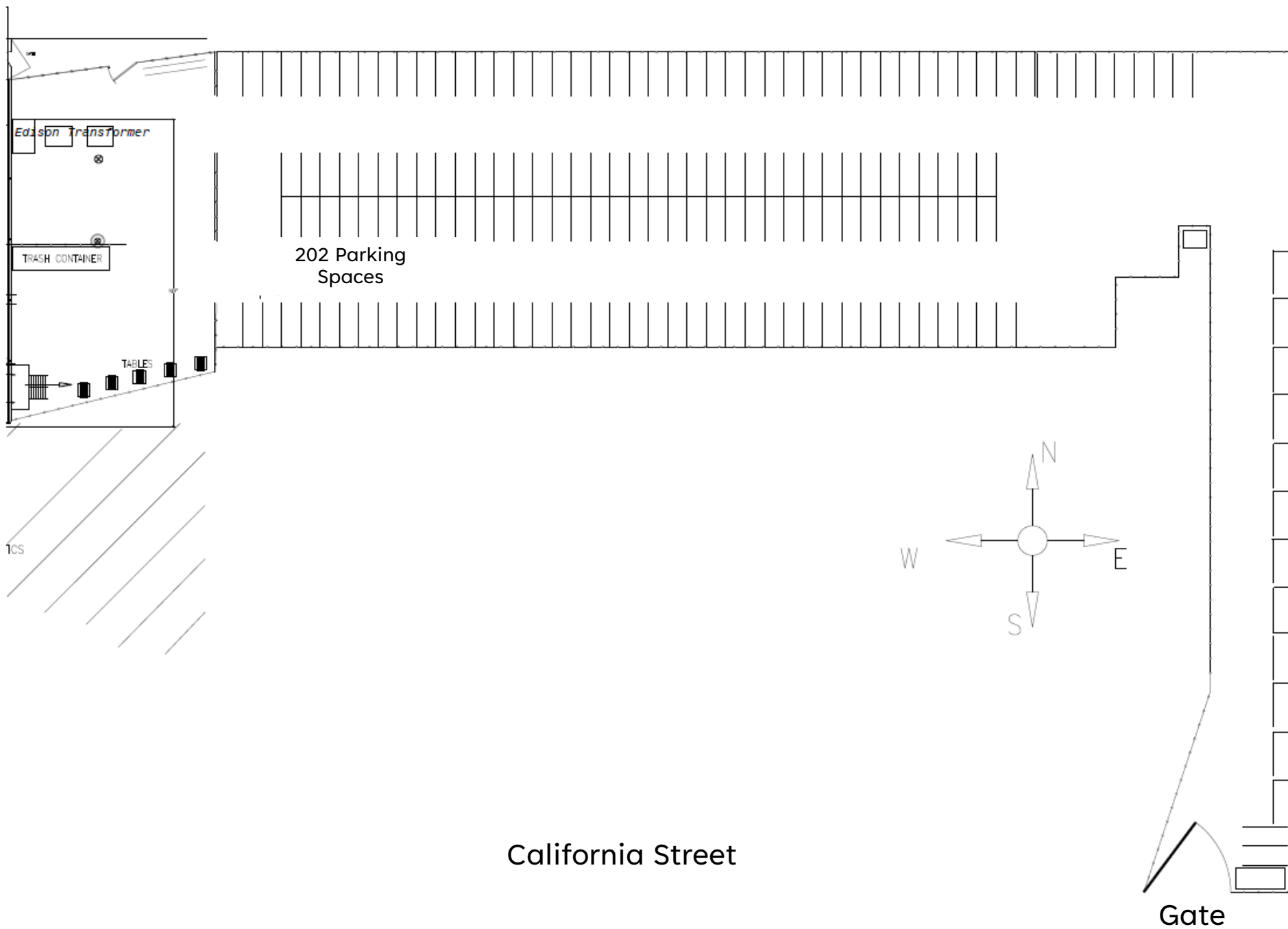
Shaded areas are excluded from sublease space

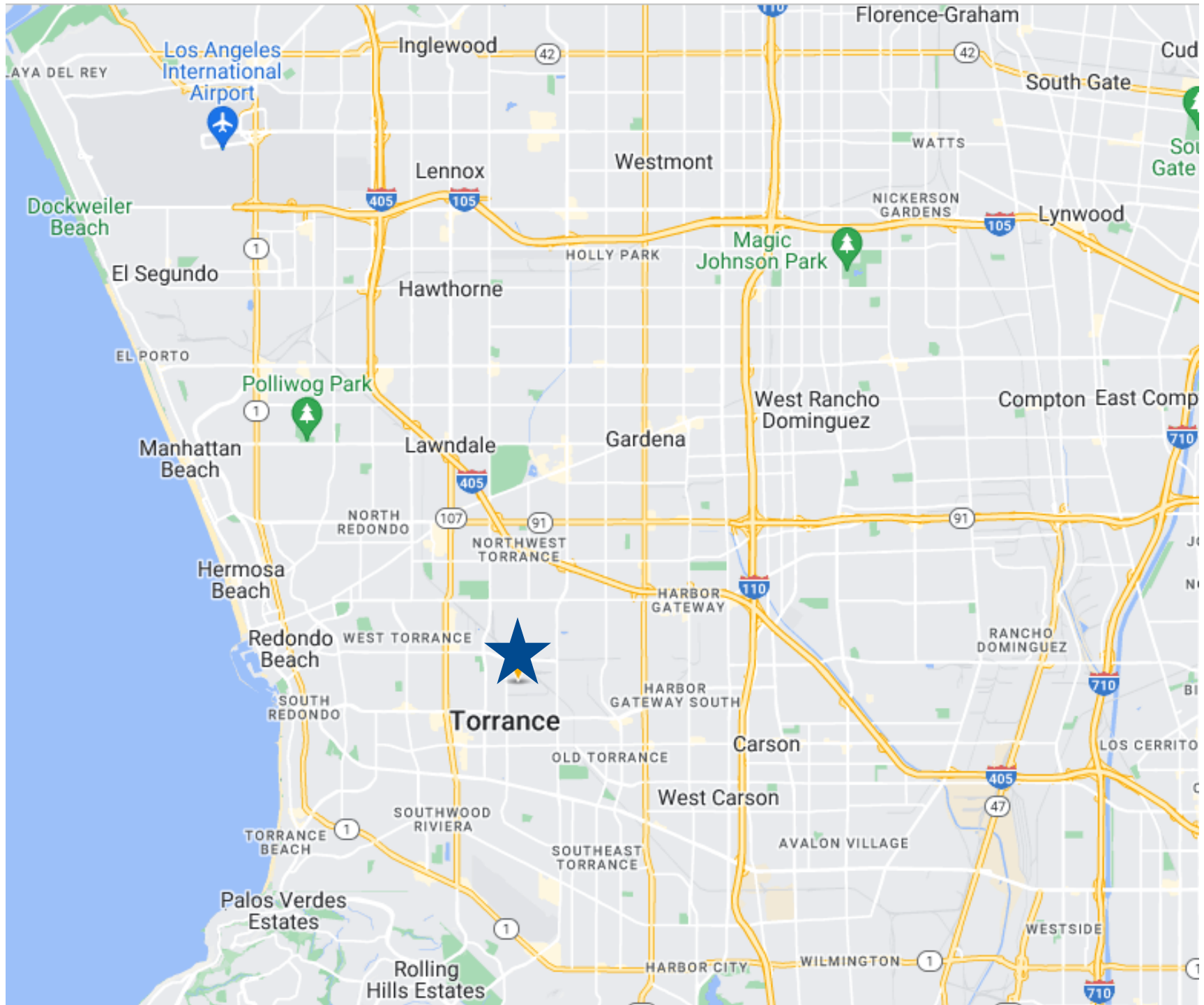
Maple Ave

California Street



170 parking spaces







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