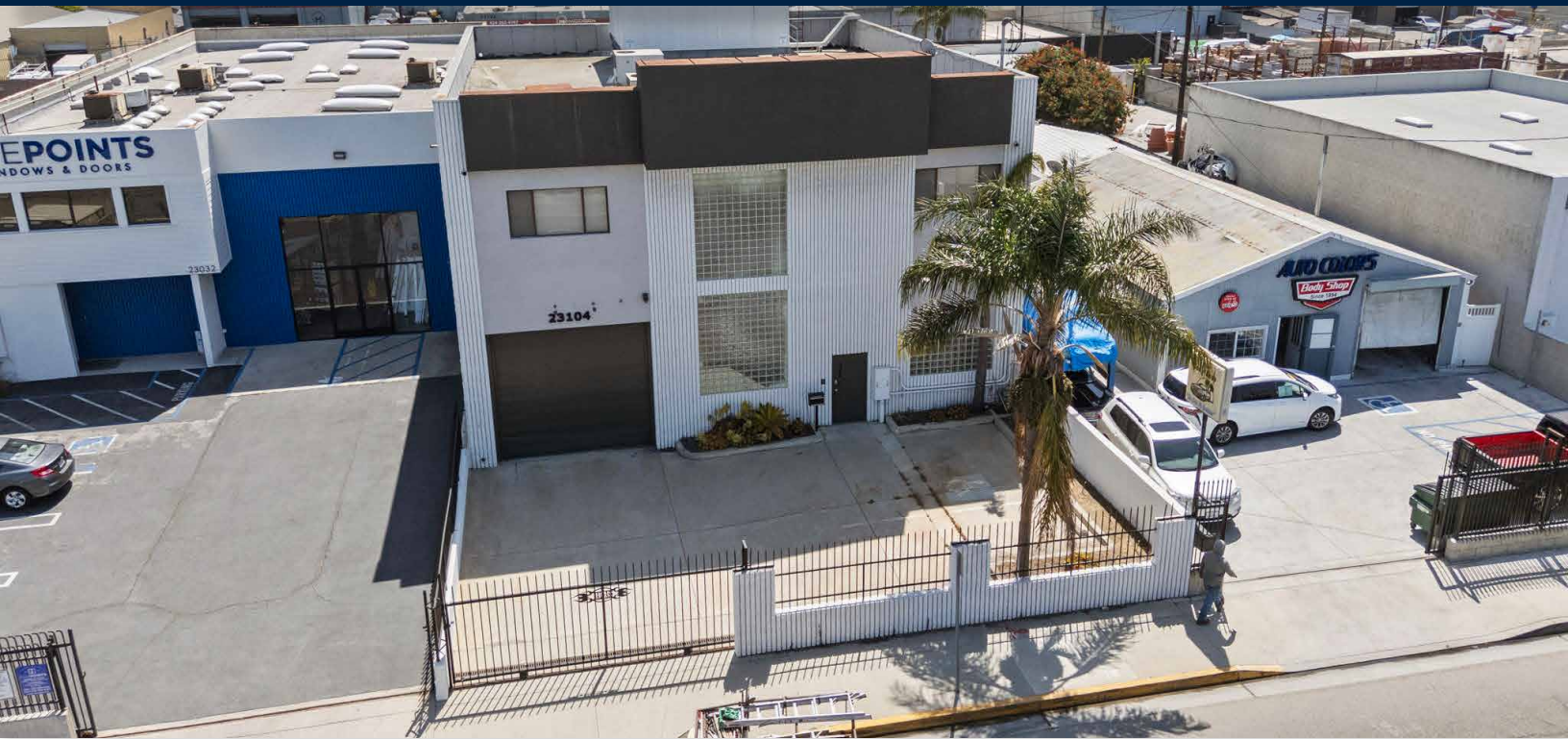


INDUSTRIAL PROPERTY FOR SALE



PROPERTY HIGHLIGHTS

- **Building:** 6,850 SF
- **Lot Size:** 10,890 SF
- **CarPort:** 1,200 SF Structure
- **Property Type:** Industrial
- **Power:** 100 AMP 3-Phase | 200 AMP Single Phase
- **Building Class:** B
- **Stories:** 2
- **Year Built:** 1990
- **Clear Ceiling Height:** 14'
- **Drive-In / Grade-Level Doors:** 2
- **Parking Ratio:** 0.44 per 1,000 SF
- **Zoning:** M1 – City of Torrance
- **Ground Floor Features:**
 - » 2 Restrooms
 - » 2 Offices
 - » 2 Parking Spaces (Front)
- **Second Floor Features:**
 - » 4 Office Suites
 - » 1 Conference Room
 - » 1 Restroom with Shower
- **Pantry Area**
- **Outdoor Stair Access**
- **Building Dimensions:**
 - » **Main Building:** 50' x 58'(approx)
 - » **Covered Port Area:** 24' x 50' (approx)

23104 S NORMANDIE AVE, TORRANCE, CA 90502

FOR SALE

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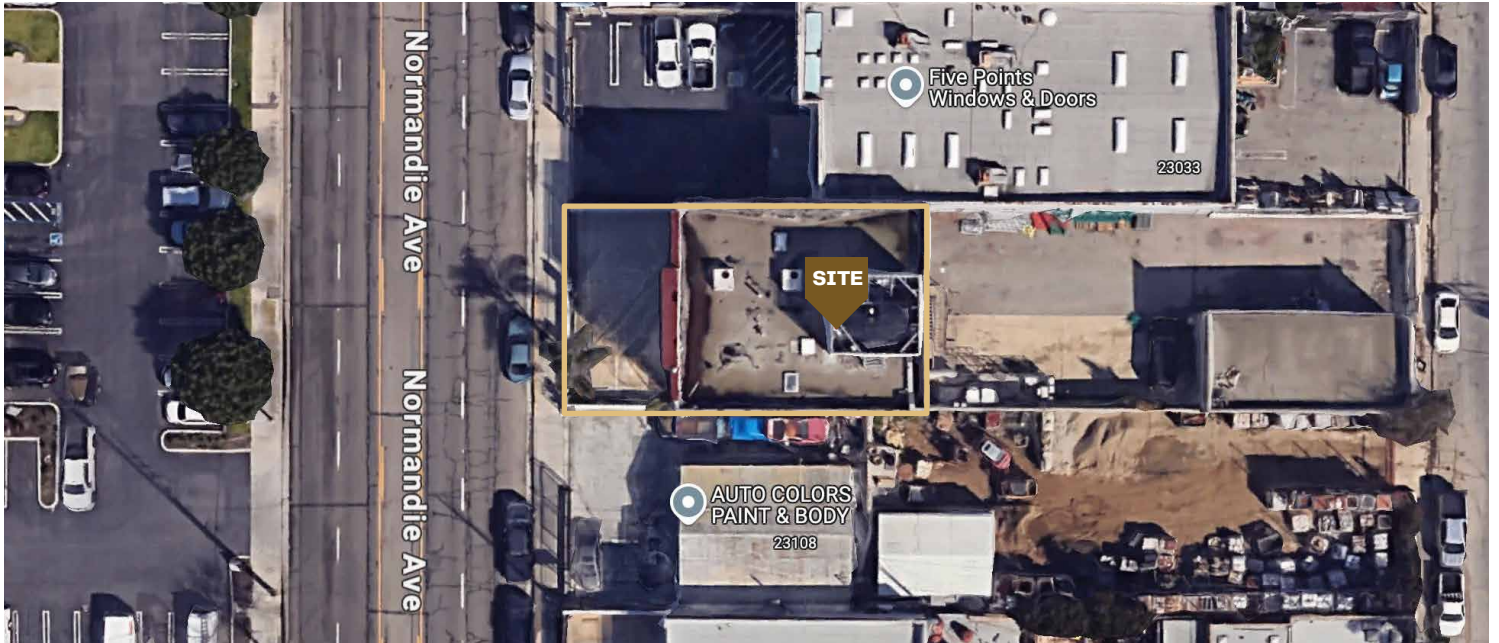
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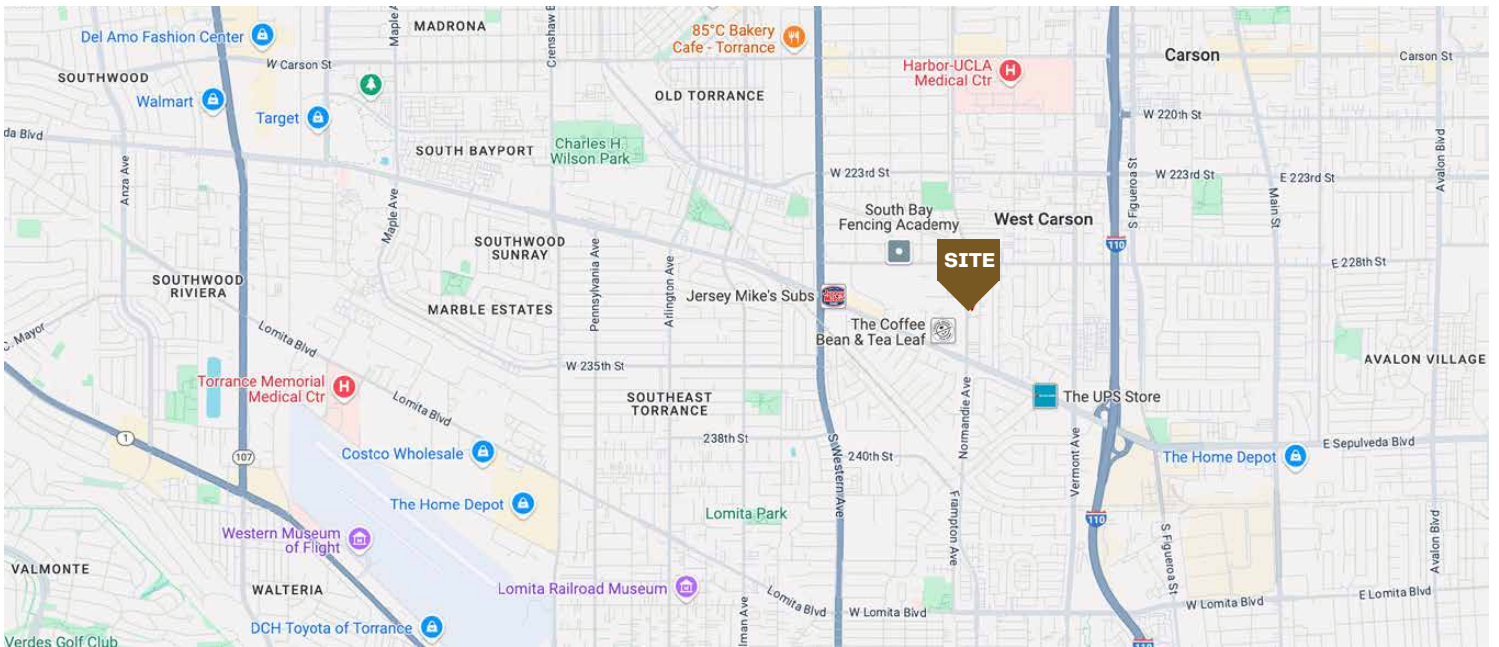
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SITE OUTLINE



LOCATION MAP



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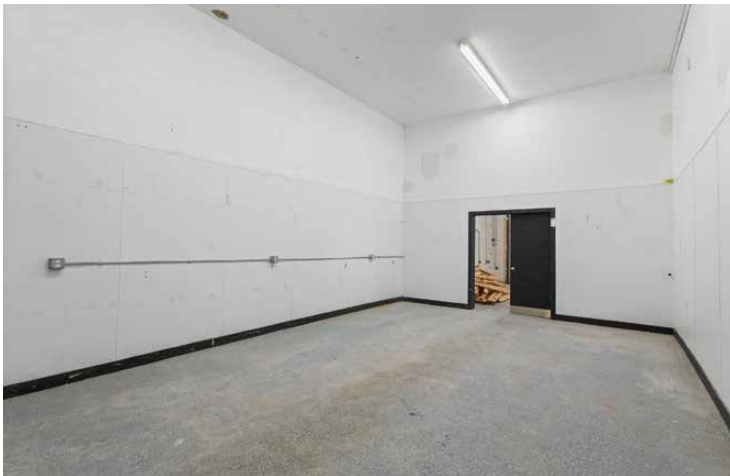
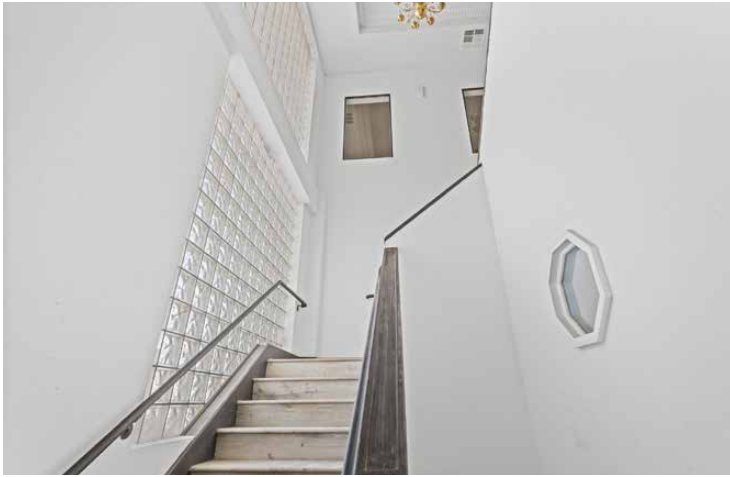
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PROPERTY PHOTOS



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