



For Lease

±38,768 SF Lot

951 W 223rd St,  
Torrance, CA 90502

Contact us:

**Lary Carlton**

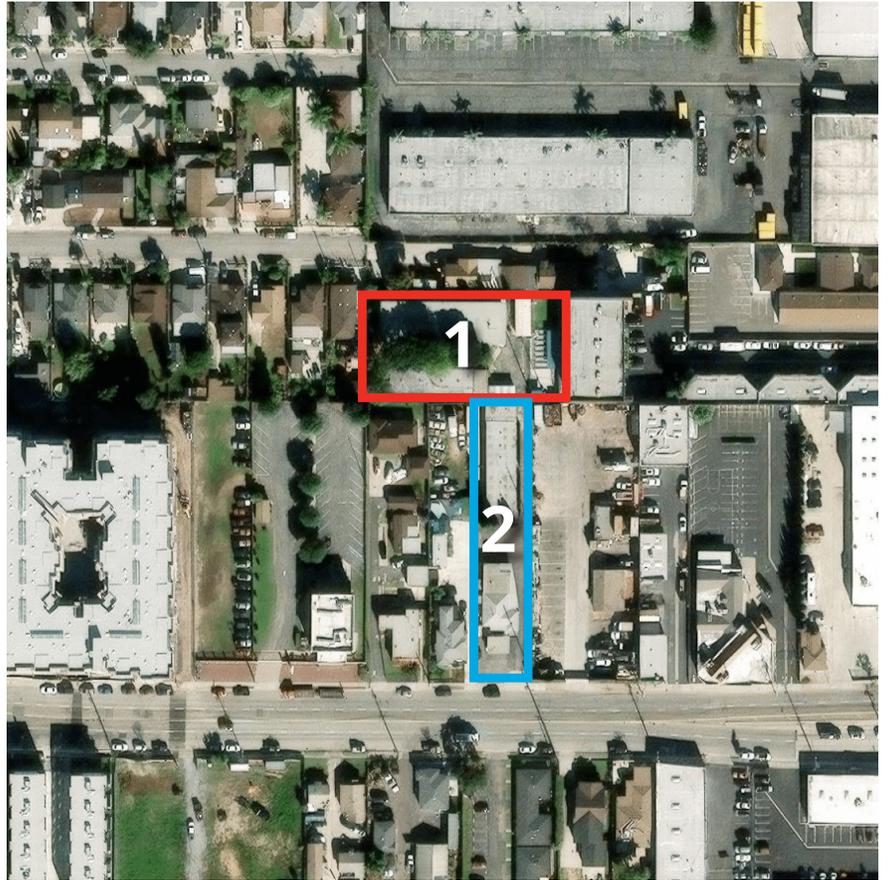
Senior Vice President  
+1 562 547 8994  
lary.carlton@colliers.com

**Kyle Degener**

Senior Vice President  
+1 310 321 1805  
kyle.degener@colliers.com

**Amanda DePierro**

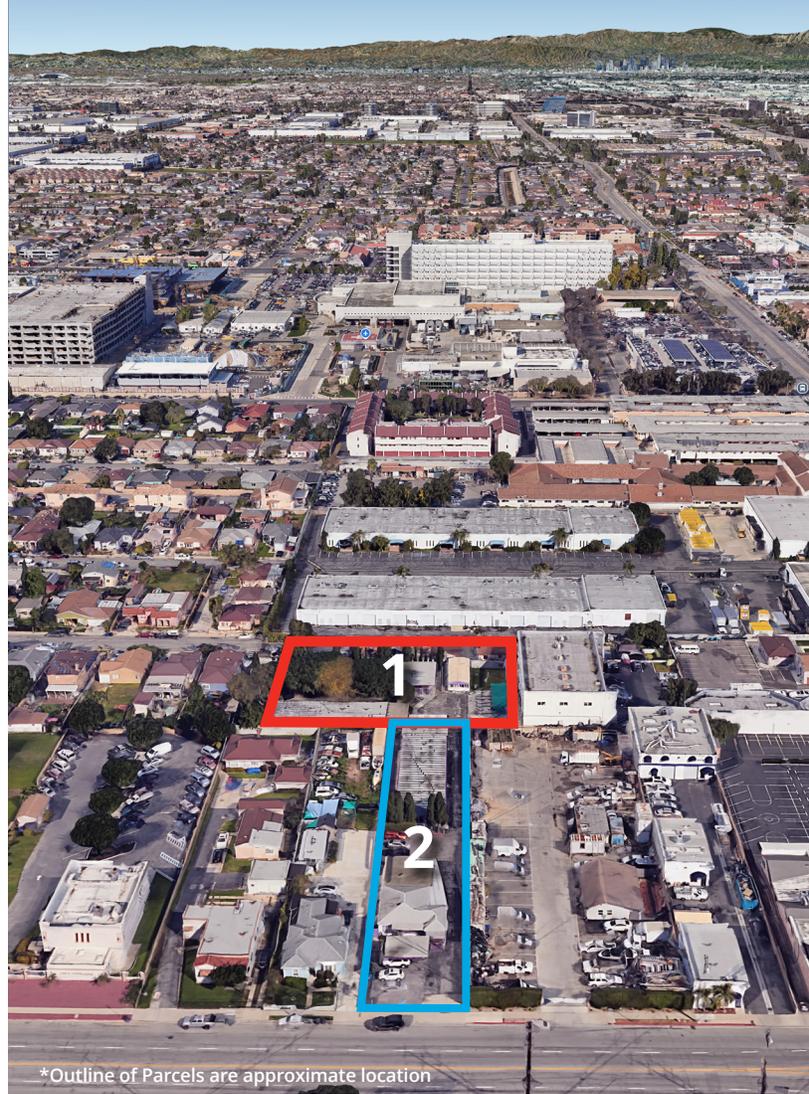
Associate Vice President  
+1 310 321 1817  
amanda.depierro@colliers.com



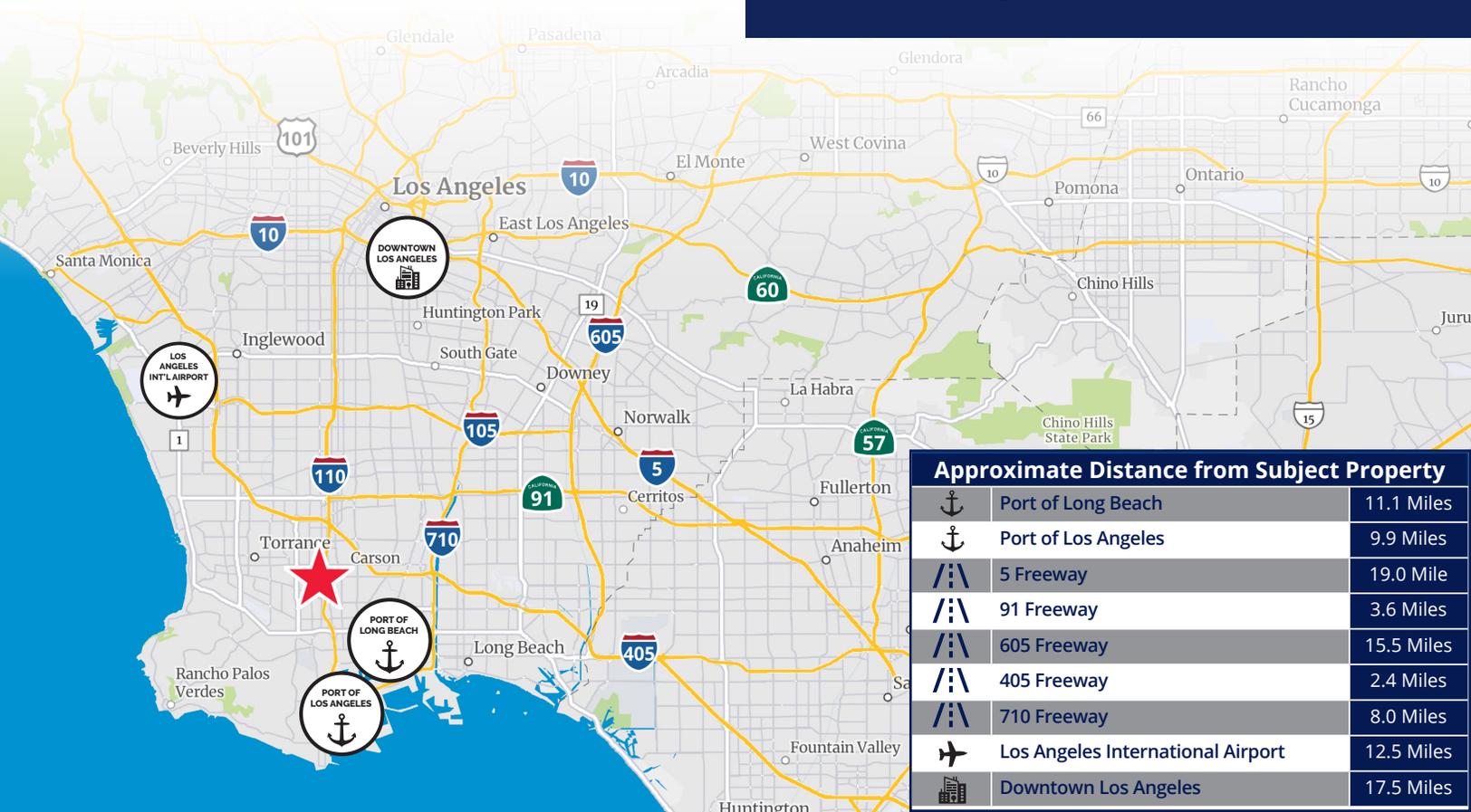
\*Outline of Parcels are approximate location

# Property Features

- Cross Streets: 223rd St/ Vernon Ave
- Lot: ± 38,768 SF (± 0.89 Acres)
- Building: ±3,688 SF
- Building: TBD Some existing buildings are being demoed right now by Lessor to provide larger functional yard
- Yard: Fenced Yard
- Utilities: Electricity, Water, Sewer, Gas (Lessee to verify)
- Uses: Contractors Yard, Outside Storages, Auto Storage
- Past Uses: Dog Boarding Kennel /Pet
- Zoning: LCSP (Lessee to verify)
- APN: 7344-004-011;021
- Location: Quick Access to World Ports of Los Angeles and Long Beach
- Location: 110, 405 Freeways



## Road Map



### Approximate Distance from Subject Property

	Port of Long Beach	11.1 Miles
	Port of Los Angeles	9.9 Miles
	5 Freeway	19.0 Mile
	91 Freeway	3.6 Miles
	605 Freeway	15.5 Miles
	405 Freeway	2.4 Miles
	710 Freeway	8.0 Miles
	Los Angeles International Airport	12.5 Miles
	Downtown Los Angeles	17.5 Miles