



For Lease

Industrial Land

(BUILD TO SUIT ALSO POSSIBLE
ON THIS SITE)

19500 Mariner Avenue Torrance, CA 90503

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Features

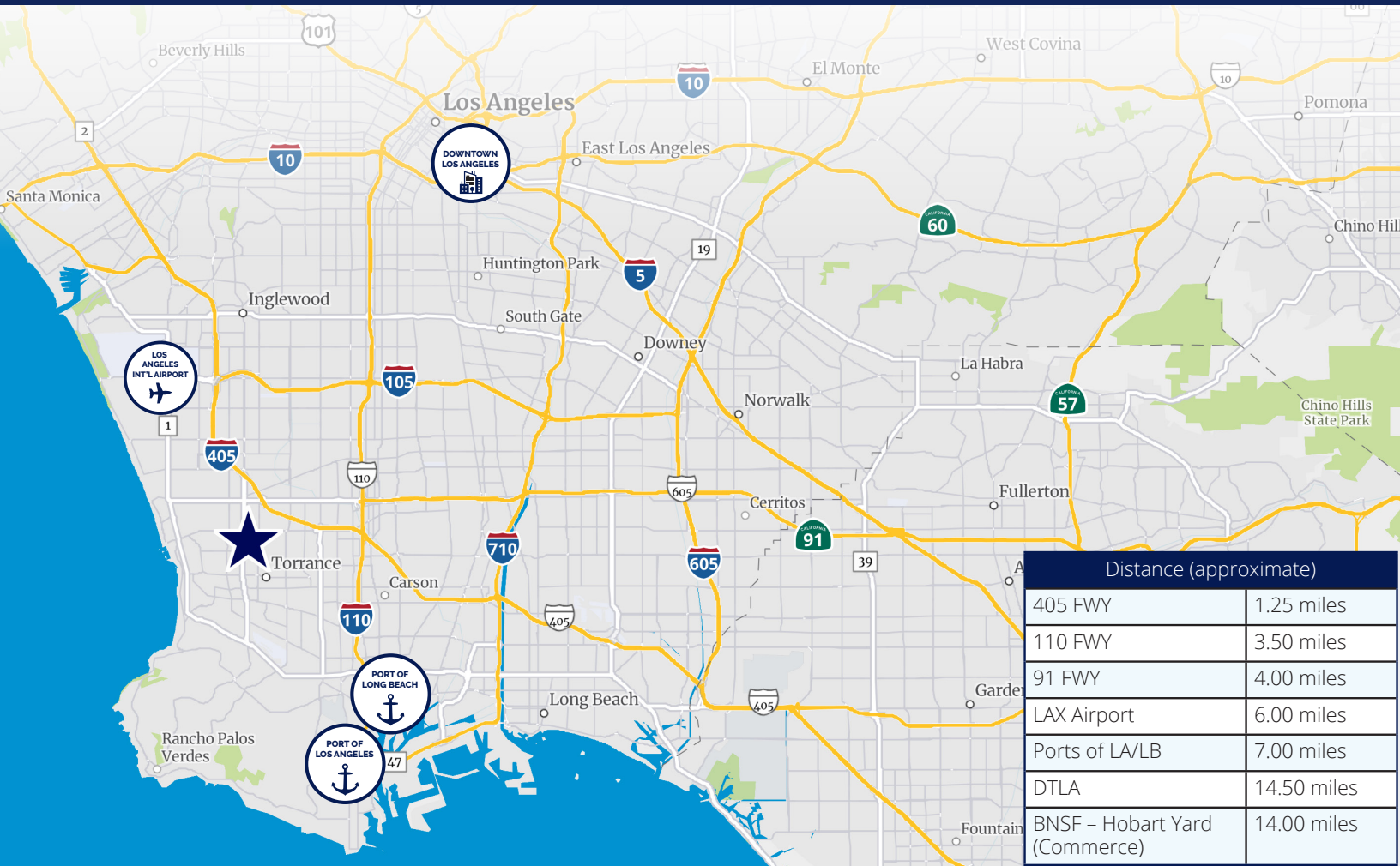
- Available Land (contiguous): ± 68,000 (1.56 Acres) - Available now
- Available Land (expansion area): ± 40,000 SF (0.92 Acres) - Available 01/01/2027
- Available Land (combined): ± 108,000 (2.48 Acres)
- Total Campus: ± 28.46 acres
- Restroom Building (shared campus amenity): ±750 SF (multiple stalls, multiple showers, and two employee locker rooms)
- Security Guard (shared campus amenity): located at the Mariner Ave entrance. Security Guard operates 24/7/365
- Yard: Paved, Fenced, Exterior Lights, and Secure
- Cross Streets: Mariner Ave/Prairie Ave
- Parking: Huge Parking Area
- Special Features: Union Pacific Rail Line (Service is possible. Rail is active)
- Uses: Ideal for Outdoor Storage & Various IOS Uses
- Build to Suit Possible (Warehouse / maintenance building)
- Location: Secure Cul-De-Sac Torrance Location with Nearby Amenities
- Location: Strategically Located to Service West Los Angeles, Torrance and Greater South Bay Area
- Ingress/Egress: Exclusive Access Off Pioneer is Expected to be Available End of the Year
- Location: Access to the 405, 110 and 91 Freeways
- Location: Good Access to West Los Angeles
- Zoning: TOM1-BP
- APN: 7352-001-029
- Asking Lease Rate: \$26,520 (\$0.39 PSF) Per Month Industrial Gross

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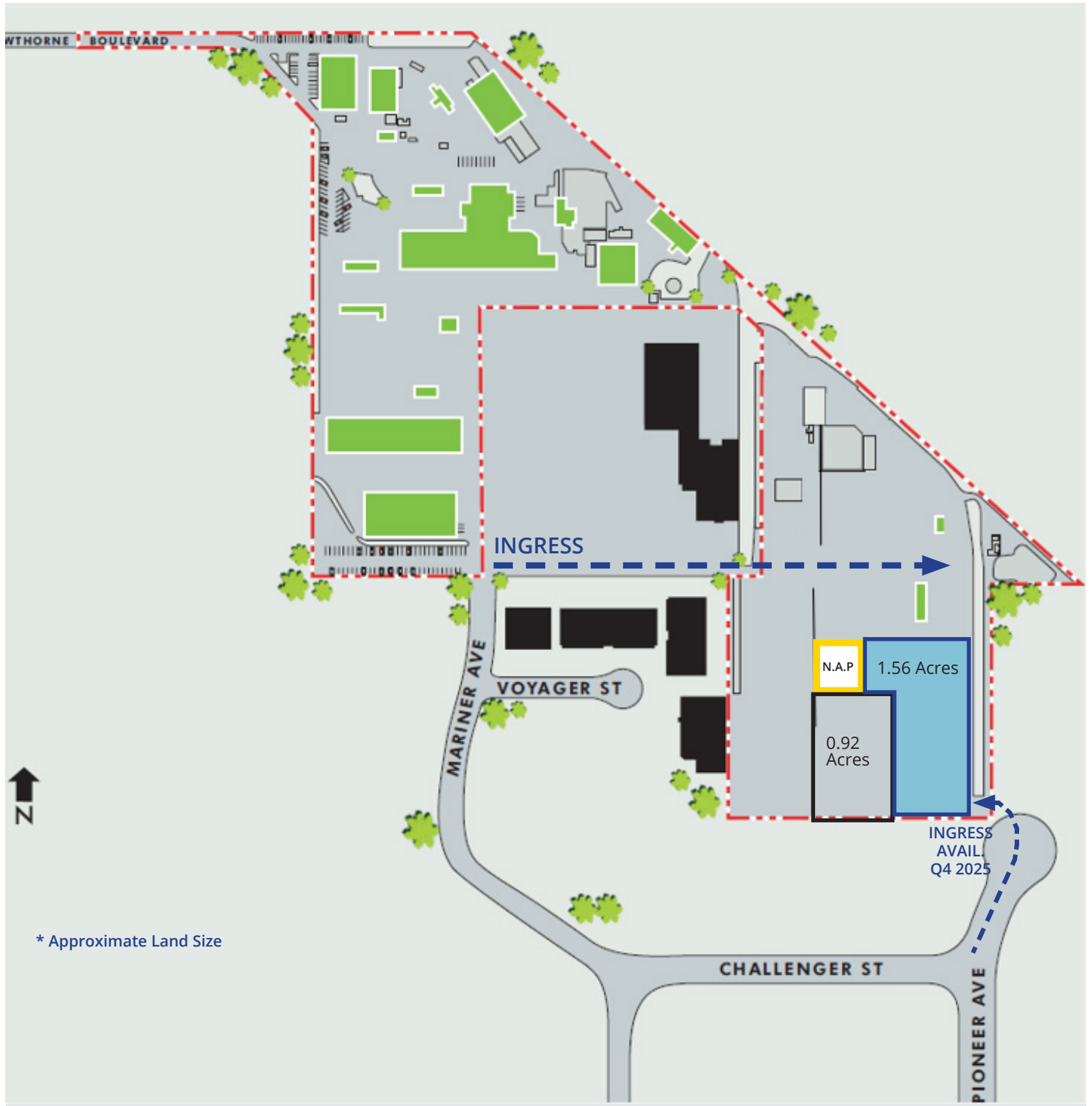
Photos



Road Map



Site Plan



Photos



Shared Bathroom



Build-to-Suit Opportunity

