

19831 MAGELLAN DR

TORRANCE, CA

40,385 SF INDUSTRIAL AVAILABLE IN SOUTH BAY



HIGHLY IMPROVED FACILITY LOCATED IN SOUTH BAY SUBMARKET IN LOS ANGELES, CA

Embedded between the 405, 110, 91 and 710 freeways, 19831 Magellan provides immediate access to the Ports of Los Angeles and Long Beach and consumers across Los Angeles and Orange County.

- ▶ **40,385 SF** Building
- ▶ **18,561 SF** Office Space
- ▶ **22'** Clear Height
- ▶ **6** Dock High Doors
- ▶ **1** Ground Level Doors
- ▶ **53** Parking Spaces
- ▶ **800** Amps Power (277/480V, 3 Phase, 4 Wire)
- ▶ **0.57 GPM/2,000 SF** Sprinkler System



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DEMOGRAPHICS WITHIN 1 HOUR

12,401,723

Population

\$133,857

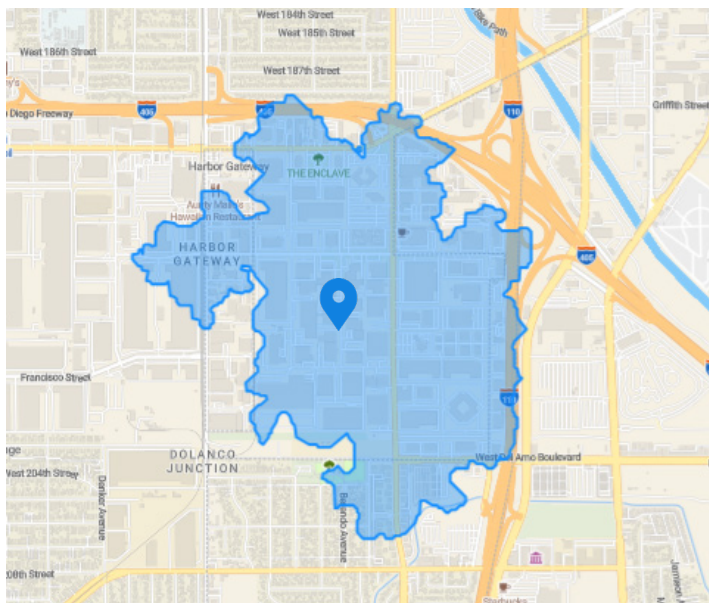
Average Household Income

5,583,518

Total Employees(SIC)

38.7

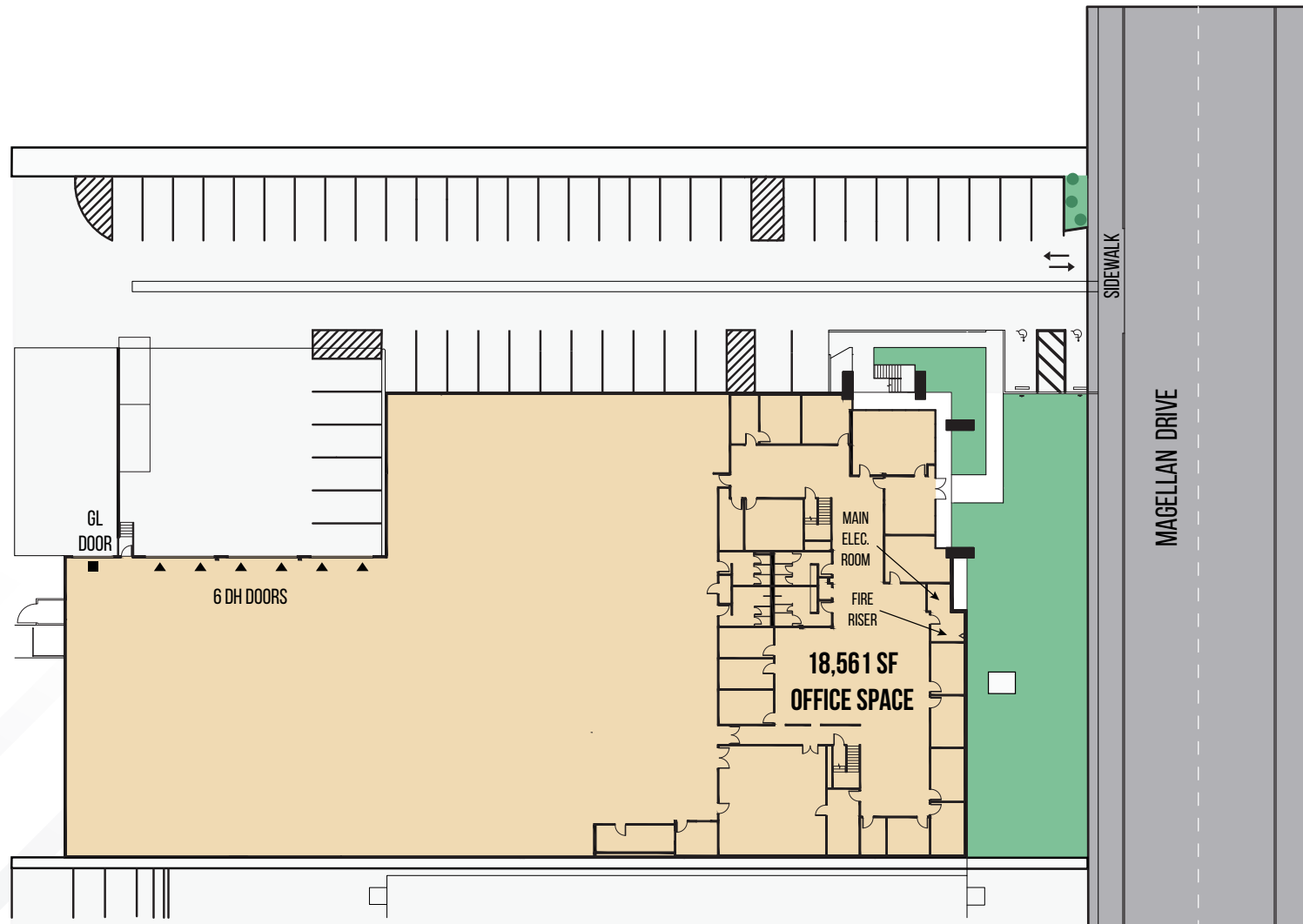
Median Age



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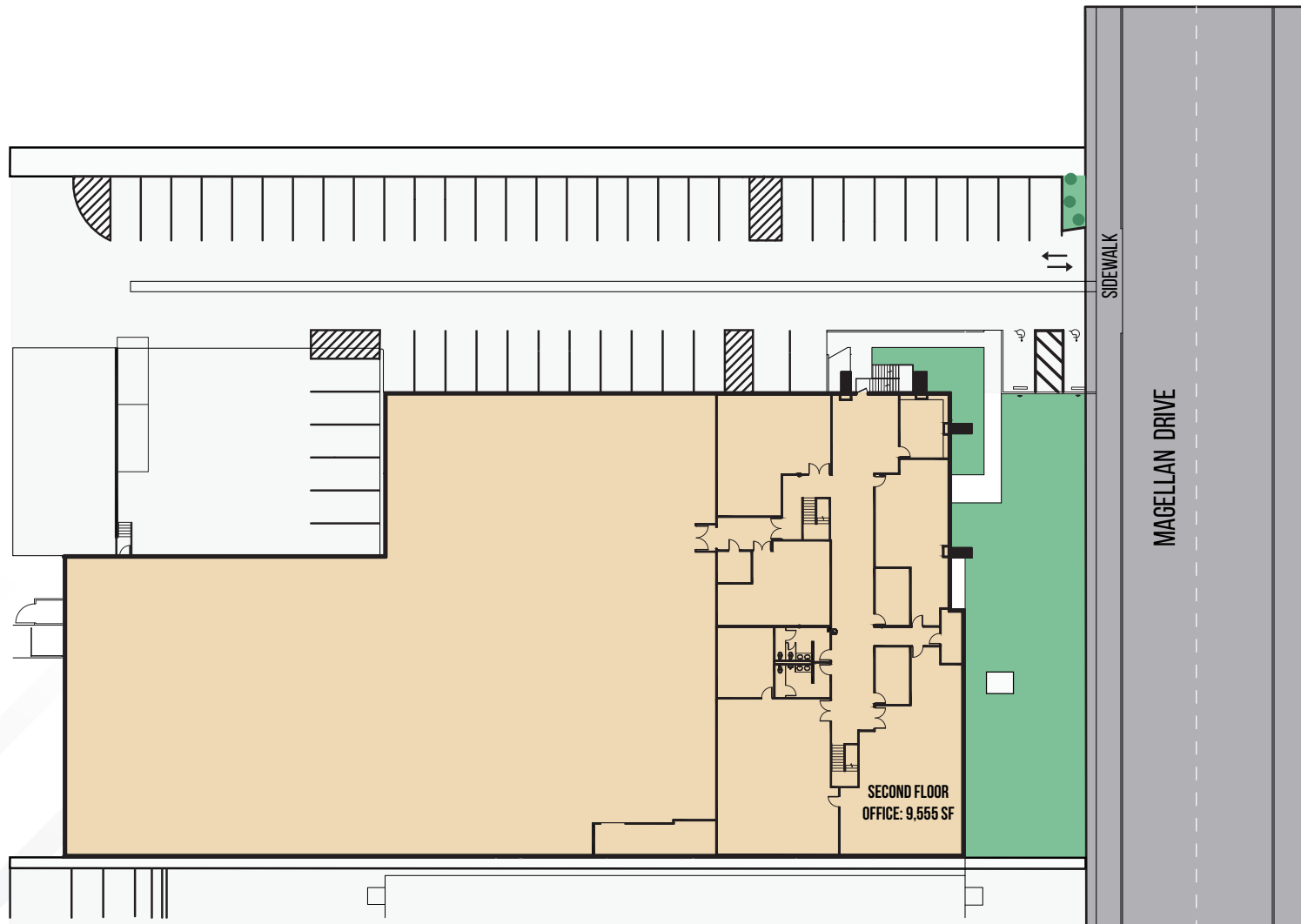
FLOOR 1 SITE PLAN



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FLOOR 2 SITE PLAN



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**FOR LEASING INFORMATION,
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