

# INDUSTRIAL FOR SALE

## 1439 Plaza Del Amo

Torrance (City of Los Angeles), California 90501

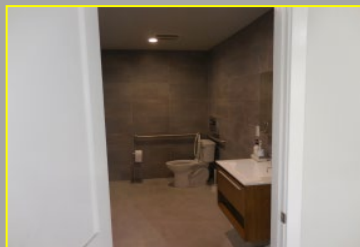
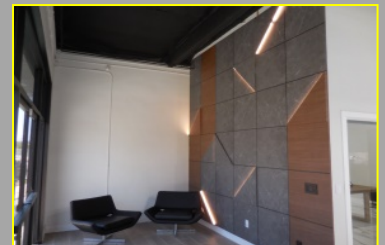
INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



- \* REFURBISHED IN 2022 \* 1/2 OF WAREHOUSE HAS 100% HVAC \* SECURE YARD \*
- \* MOTORIZED GATES & GROUND LEVEL DOORS \* SKYLIGHTS \*
- 2 STREET ACCESS \* BONUS 3,000 SF METAL WAREHOUSE \* SHOWER \*
- \* POSSIBLE RESIDENTIAL REDEVELOPMENT \*

- ❖ Available Space: 8,000 Square Feet
- ❖ Land Size: 23,018 Square Feet
- ❖ Office Area: 500 Square Feet
- ❖ Ground Level Doors: 2 (12' x 10')
- ❖ Clear Height: 12' +
- ❖ Bathrooms: 2
- ❖ Parking: 20 spaces
- ❖ Zoning: LARD2
- ❖ Roof Type: Laminated/GLU Wood Beam
- ❖ Year Built: 1977/R 2022
- ❖ Construction Type: Block
- ❖ Power: 200 Amps, 220 Volts, 3 Phase
- ❖ APN#: 7347-006-002
- ❖ Asking Price: \$2,795,000 (\$349 psf)

*50% of building is leased thru 9/30/26*



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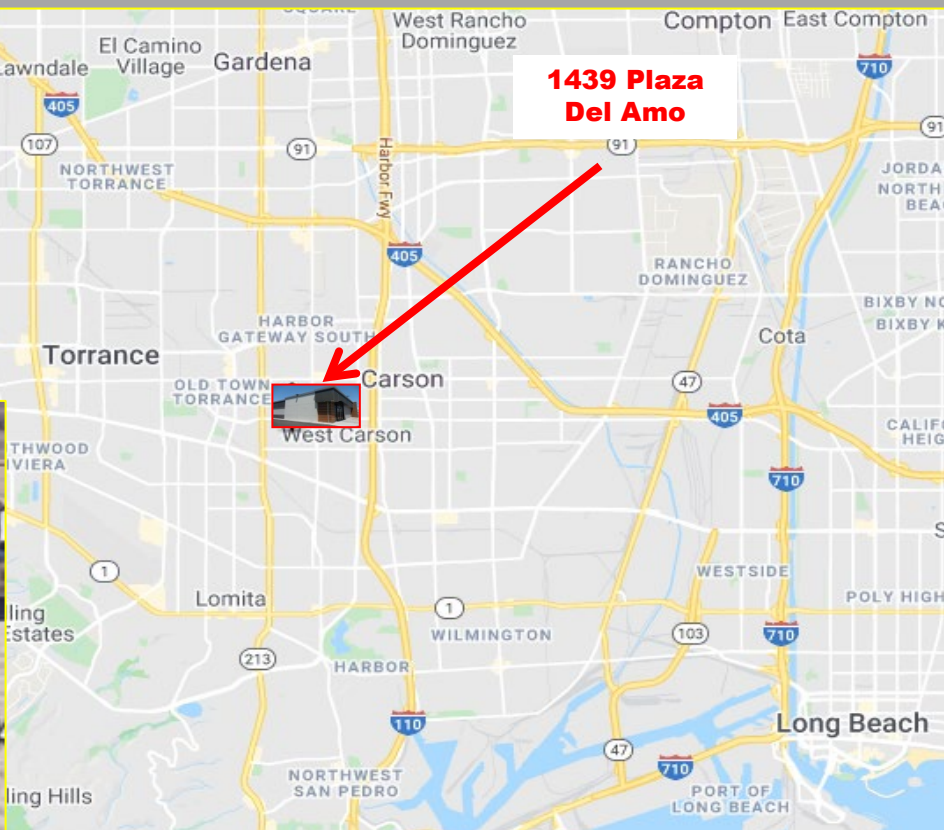
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**Bonus Unpermitted  
3,000 SF Metal  
Warehouse Can Be  
Removed to Increase  
Yard/Parking**



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