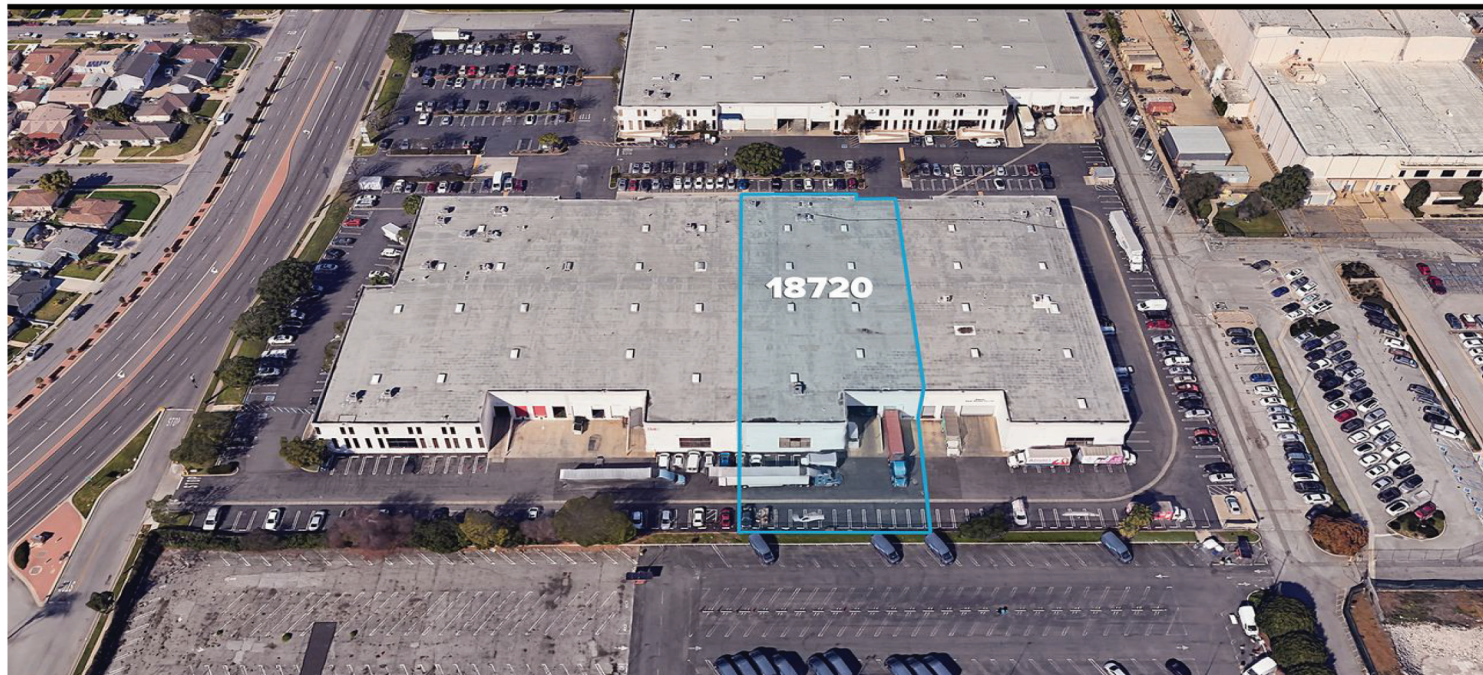


Available SF 20,943 SF

Industrial For Lease

Building Size 114,933 SF



Property Name: Crenshaw Business Center
Address: 18720 Crenshaw Blvd, Torrance, CA 90504
Cross Streets: Crenshaw Blvd/W 190th St

Excellent Warehouse/Distribution Facility
 Immediate Access to the 405 Freeway
 High Image Torrance Location
 Refurbished Office

Lease Rate/Mo: \$33,718
Lease Rate/SF: \$1.61
Lease Type: Net / Op. Ex: \$0.24
Available SF: 20,943 SF
Minimum SF: 20,943 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Yes
Zoning: M2

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1 / 9'x12'
DH Doors/Dim: 4 / (2) 8'x12' (2) 18'x14'
A: 1200 **V:** 277/480 **O:** 3 **W:** 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1974
Whse HVAC: No
Parking Spaces: 30 / **Ratio:** 1.4:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 3,000 SF / 10
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Torrance
APN#: 4090-021-030

Listing Company: The Klabin Company
Agents: [Todd Taugner 310-329-9000](mailto:Todd.Taugner@klabin.com), [Frank Schulz 310-329-9000](mailto:Frank.Schulz@klabin.com), [Nicholas Buss 310-329-9000](mailto:Nicholas.Buss@klabin.com)

Listing #: 44736294

Listing Date: 04/20/2026

FTCF: CB250N000S000/OAA

Notes: Sprinkler calculation: .33/4000. Plans in place to remove 1,500 SF warehouse office. Lessee to verify all information contained herein.



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SITE PLAN

INDUSTRIAL FOR LEASE

