

Available SF 1,724 SF

Industrial For Lease

Building Size 8,325 SF



Property Name: Torrance Technology Center
Address: 2443 W 208th St, Unit E5, Torrance, CA 90501
Cross Streets: W 208th St/Crenshaw Blvd

High Image, Multi-Tenant Industrial Park
 1 1/2 Miles South of 405 Fwy, Via Crenshaw Blvd
 Corner Unit With Lots of Glass/Natural Light

Lease Rate/Mo: \$3,189
Lease Rate/SF: \$1.85
Lease Type: Net / Op. Ex: \$0.37
Available SF: 1,724 SF
Minimum SF: 1,724 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$3,103 / 2026
Yard: No
Zoning: M2

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 100 V: 120/208 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1988
Whse HVAC: No
Parking Spaces: 4 / Ratio: 2.3:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 420 SF / 2
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 04/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Torrance
APN#: 7352-018-058

Listing Company: The Klabin Company

Agents: [Matt Stringfellow 310-329-9000](mailto:matts@klabin.com)

Listing #: 42848274

Listing Date: 05/12/2025

FTCF: CB000N000S000

Notes: Total NNN expenses of \$.37/SF (CAM=\$.19 SF, Taxes=\$.15 SF, Insurance=\$.03 SF). HVAC Maintenance = \$70/ month. Special Features: Part of Industrial Park. Lessee to verify all information contained herein. Call broker for commission information.



2443 208th Street, Unit E5 | Torrance, CA 90501 | 1,724SF



SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

