

NEW CONSTRUCTION  
PREMIER TORRANCE LOCATION  
EXCELLENT HEADQUARTERS FACILITY



83,740 SF ON 4.0 ACRES AVAILABLE Q1 2025

PREMIER WAREHOUSE DISTRIBUTION FACILITY FOR LEASE  
21515 S. Western Ave | Torrance, CA 90501





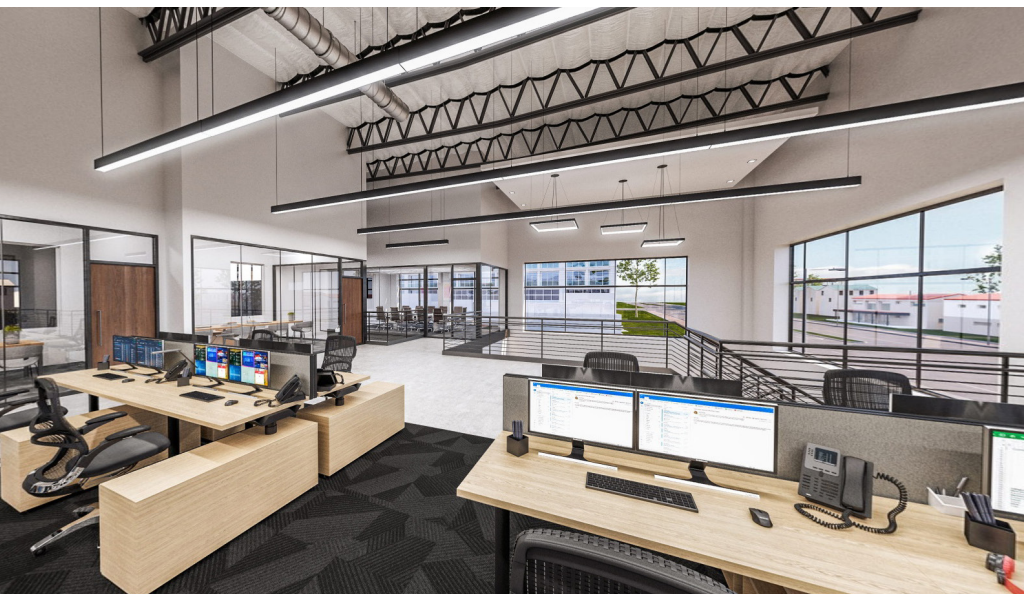


## Property Highlights

- 83,740 square feet
- 11,429 square feet of office
- 32' minimum warehouse clearance
- (8) dock high positions (4 pit levelers & 4 edge of dock levelers)
- (1) grade level door
- LED lighting
- ESFR sprinkler system (K-25)
- 3,000 Amps, 277/480V Power
- 6" thick, 4000 PSI slab
- 112 auto parking / 9 stalls with EV Chargers in place

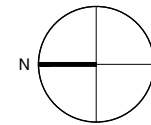
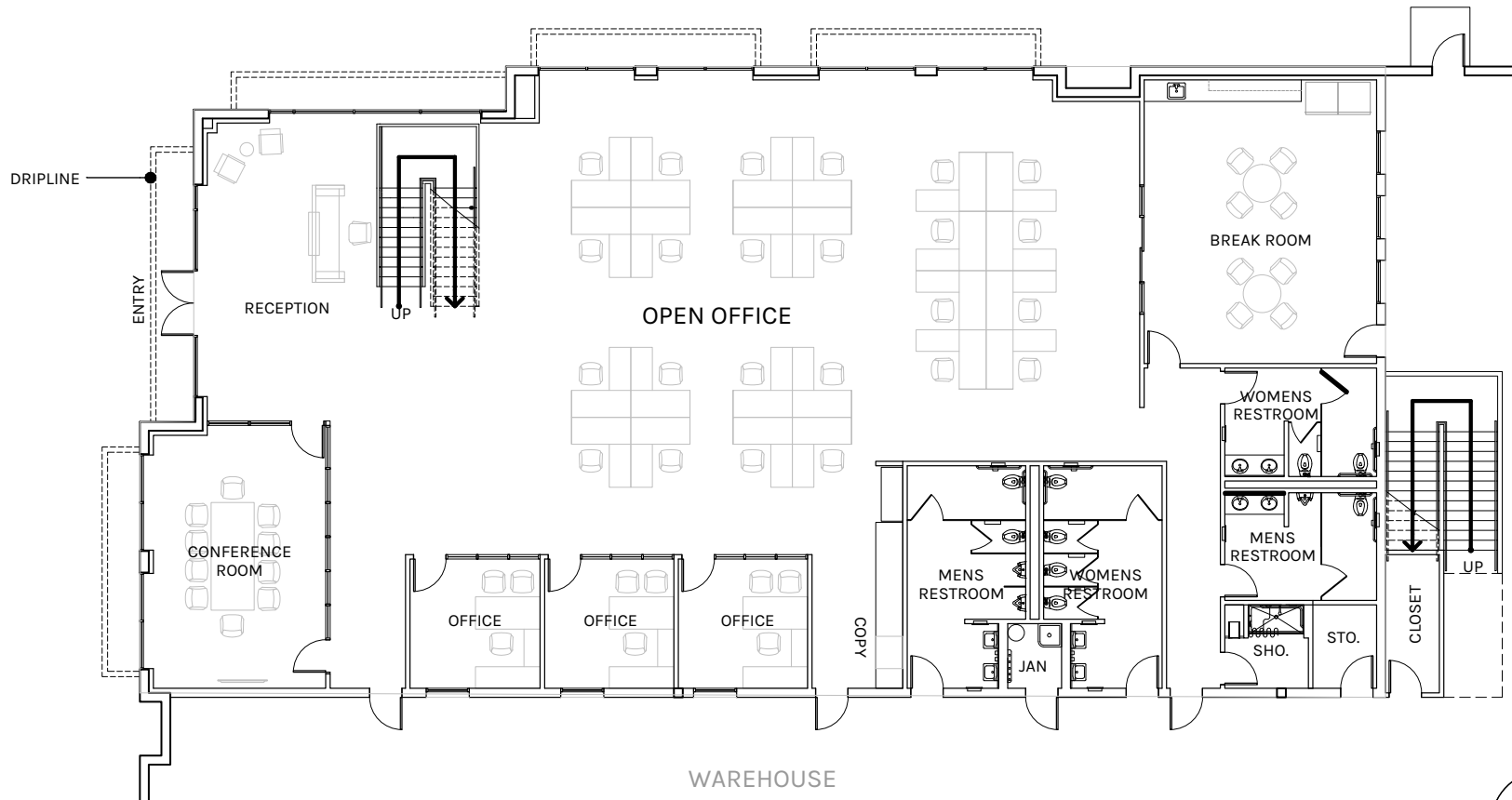












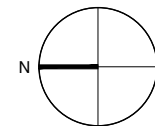
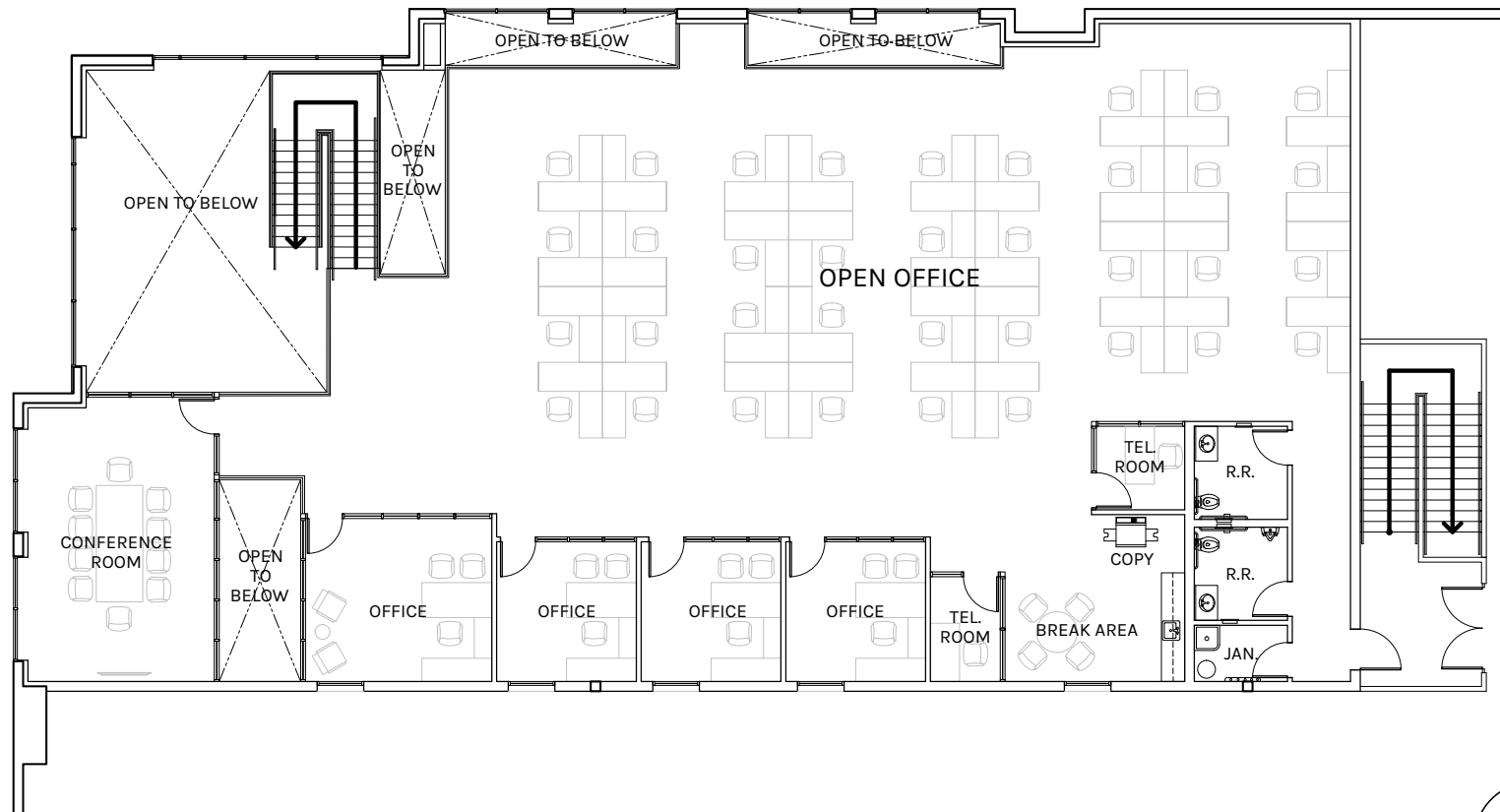
SCALE: 1" = 50'-0"

**WAREHOUSE**  
72,311 SF

**OFFICE**  
11,429 SF

**TOTAL**  
83,740 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



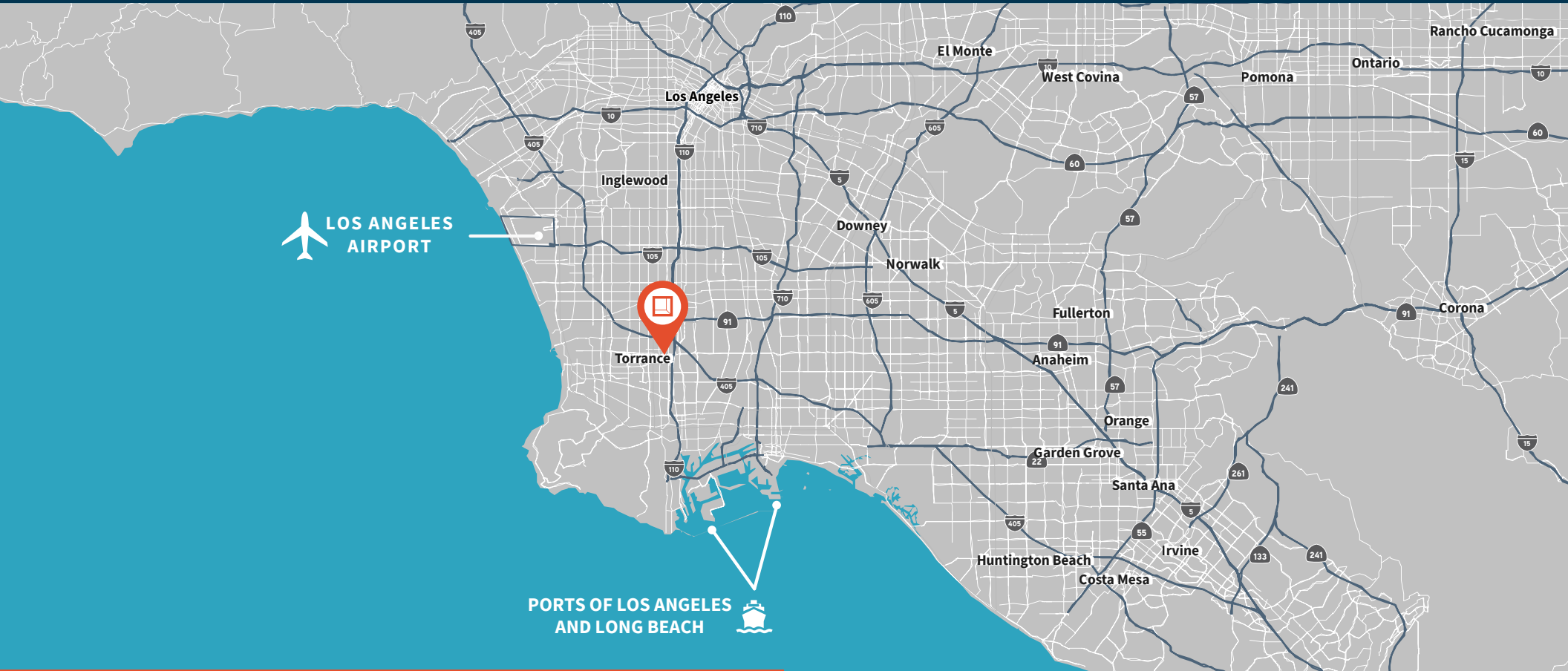
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## Location Highlights

- Proximate to South Bay's deep labor pool of engineers and industrial workers
- Immediate access to 91, 110, 405, 710 and 105 Freeways
- Proximity to multiple aerospace and defense contractors
- (10) miles to the Ports of Los Angeles and Long Beach
- (12) miles to Los Angeles International Airport

1.5 Miles  
to I-110

12 Miles  
to LAX

14 Miles  
to Long Beach  
Airport

4.0 Miles  
to I-91

10 Miles  
to Port of LB and LA

8 Miles  
to SpaceX

2.5 Miles  
to I-405

18 Miles  
to DTLA

7 Miles  
to Northrop  
Grumman



**Rexford  
Industrial**

## LEASING CONTACTS

**MIKE GRANNIS**

Westpac Partners  
310-567-1650  
mike@westpacpartners.com  
LIC #01393628

**ZAC SAKOWSKI**

Executive Managing Director  
424-294-3429  
zac.sakowski@jll.com  
LIC #01856260

**BRIANNA DEMUS**

Executive Vice President  
424-294-3436  
brianna.demus@jll.com  
LIC #02049585

**DANNY IRISH**

Senior Associate  
424-294-3468  
danny.irish@jll.com  
LIC #02104946



Jones Lang LaSalle  
2141 Rosecrans Ave., Suite 6100  
El Segundo, CA 90245

424.294.3400  
<https://www.us.jll.com/>

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