



Address: 23840 Madison St, Torrance, CA 90505
Cross Streets: Madison St/Skypark Dr

Free Standing Flex/Industrial Bldg
 Well Appointed 2-Story Office Space
 52 Parking Spaces Available in Lot to the North (Owned by City)
 Heavy Power
 Part of Larger (2-Building) Property - For Lease or Sale

Lease Rate/Mo:	TBD	Sprinklered:	No	Office SF / #:	12,386 SF
Lease Rate/SF:	TBD	Clear Height:	16'	Restrooms:	7
Lease Type:	Net	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	17,407 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	6,193 SF
Minimum SF:	17,407 SF	A: 1200 V: 240/450 O: W:		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	Submit	Const Status/Year Blt:	Existing / 1976R10	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 58 / Ratio: 3.3:1/		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Flex/R&D	Market/Submarket:	Torrance
Zoning:	H-MP			APN#:	7377-010-001
Listing Company:	The Klabin Company				
Agents:	Tyler Rollema 310-329-9000				
Listing #:	42523881	Listing Date:	05/06/2025	FTCF:	CB250N000S000/OAA
Notes:	For sale with 10,584 SF rear building. Well appointed 2-story office (12,386 SF) with 5,021 SF of potential warehouse space in balance of building. Co-listed with AIR CRE NonMembers (Warren Noack). Lessee to verify all information contained herein.				



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KLABIN.COM

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 TORRANCE, CA 90502
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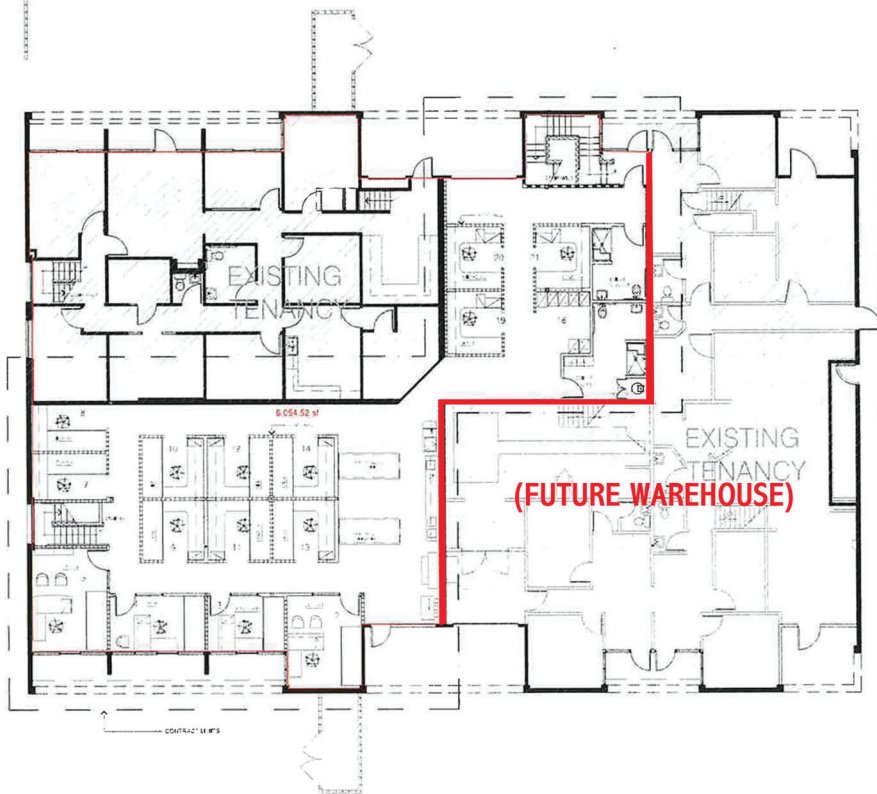




SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

FIRST FLOOR



SECOND FLOOR

