

LEASING OPPORTUNITY

# 3521 CHALLENGER



3521 CHALLENGER STREET, TORRANCE, CA 90503

**NEWMARK**

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## LEASE OVERVIEW

**\$2.00 NNN**  
NNN - estimated  
at .20 per foot  
RATE

**24'**  
CLEAR HEIGHT

**5-10 YEARS**  
TERM

**FULLY CONDITIONED**  
WAREHOUSE

**9.1.26**  
OCCUPANCY

**1.48 ACRES**  
LAND SITE

**±33,016 SF**  
LIGHT INDUSTRIAL/FLEX

**M2**  
ZONING

**±11,536 SF**  
OFFICE SPACE

**89 SPACES**  
PARKING

**TWO 12X14 GL DOORS**  
**ONE 12X12 DH DOOR**  
DOORS

The property is ideally  
positioned for hardware R&D  
or light manufacturing.





## EXECUTIVE SUMMARY

3521 Challenger Street offers a unique opportunity for companies that need more than just warehouse space. Designed to support a combination of engineering, manufacturing, assembly, testing, and office functions, the property provides a highly functional environment for advanced manufacturing, aerospace, robotics, medical device, defense, and technology-oriented users.

Located in the heart of Torrance's established industrial corridor, the building is surrounded by many of Southern California's leading aerospace and advanced manufacturing companies. The area has long been recognized for its concentration of skilled labor, specialized suppliers, and proximity to major transportation infrastructure, making it one of the region's most desirable locations for production and innovation-focused businesses.

The facility combines a modern corporate image with practical industrial functionality. The fully conditioned manufacturing and warehouse areas support a wide range of production and R&D uses, while the significant office component allows companies to keep engineering, management, and operations teams under one roof.

A notable advantage of the property is its private, secured parking field, providing approximately 89 on-site parking spaces behind controlled access gates. This amenity is increasingly difficult to find in the South Bay and offers flexibility for companies with larger employee counts, shift operations, fleet vehicles, or customer-facing teams.

With convenient access to the 405, 110, and 91 Freeways, as well as Los Angeles International Airport and the Ports of Los Angeles and Long Beach, 3521 Challenger Street provides an efficient operating location for companies serving both domestic and international markets.



**ANTARES**  
322,000 SF

Sony  
Honda  
Mobility  
108,000 SF

**NORTHWOOD**  
180,000 SF

**ARC**  
146,000 SF

*Castelion*  
100,000 SF

**3521  
CHALLENGER**

**navitas**  
50,000 SF

**MOOG**  
190,000 SF

# AREA OVERVIEW

3521 Challenger Street is located within one of the South Bay's most established industrial and advanced manufacturing corridors. The immediate area is home to a concentration of aerospace, engineering, technology, medical device, and precision manufacturing companies, creating a highly specialized business environment supported by a skilled workforce and mature supplier network.

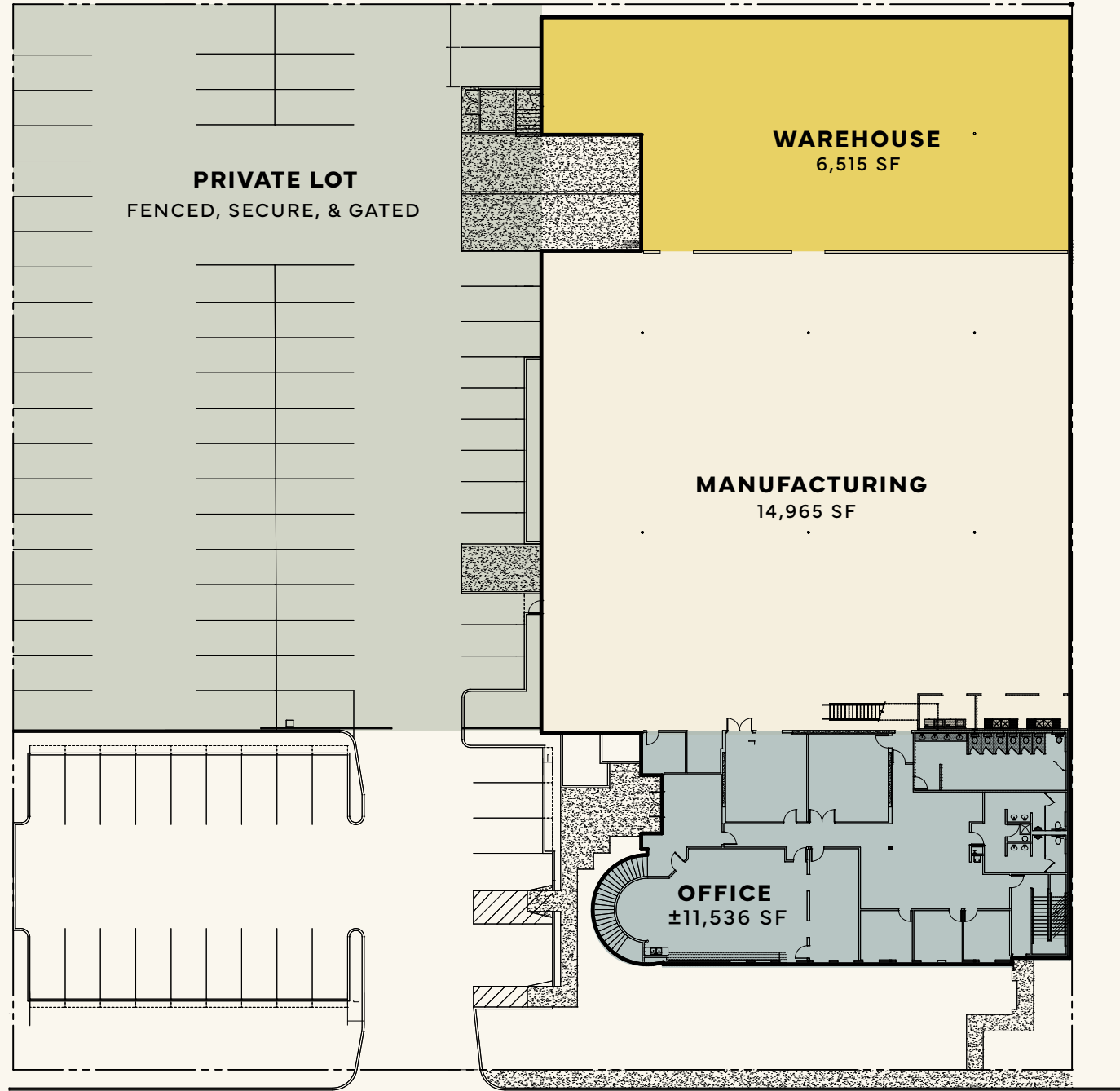
The property's central Torrance location provides convenient access to the I-405, I-110, and SR-91 freeways, as well as Los Angeles International Airport and the Ports of Los Angeles and Long Beach. This connectivity, combined with the South Bay's strong labor pool and business infrastructure, continues to make Torrance a preferred location for advanced manufacturing, research and development, and technology-driven companies.



3521  
CHALLENGER

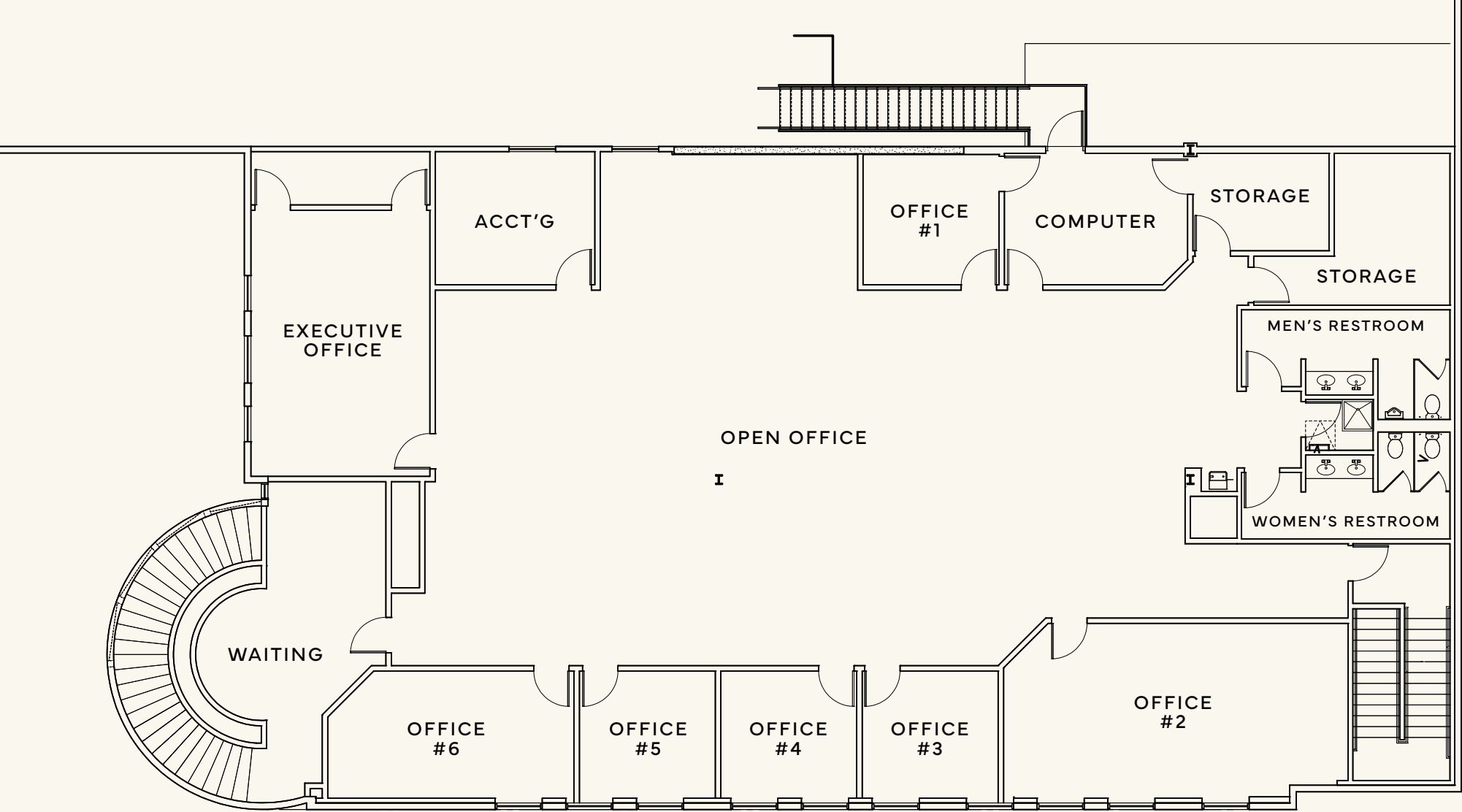
# SITE PLAN OVERVIEW

- WAREHOUSE**  
6,515 SF
- MANUFACTURING**  
14,965 SF
- OFFICE SPACE**  
±11,536 SF  
( See page 7 for 2nd floor office floor plan )
- PRIVATE PARKING**  
FENCED, SECURE, & GATED



( Plans not to scale )

# 2ND FLOOR OFFICE FLOOR PLAN



( Plans not to scale )



**EXTERIOR**





**MANUFACTURING + WAREHOUSE**





**OFFICE SPACE**



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