



# 20,197 SF AVAILABLE FOR LEASE

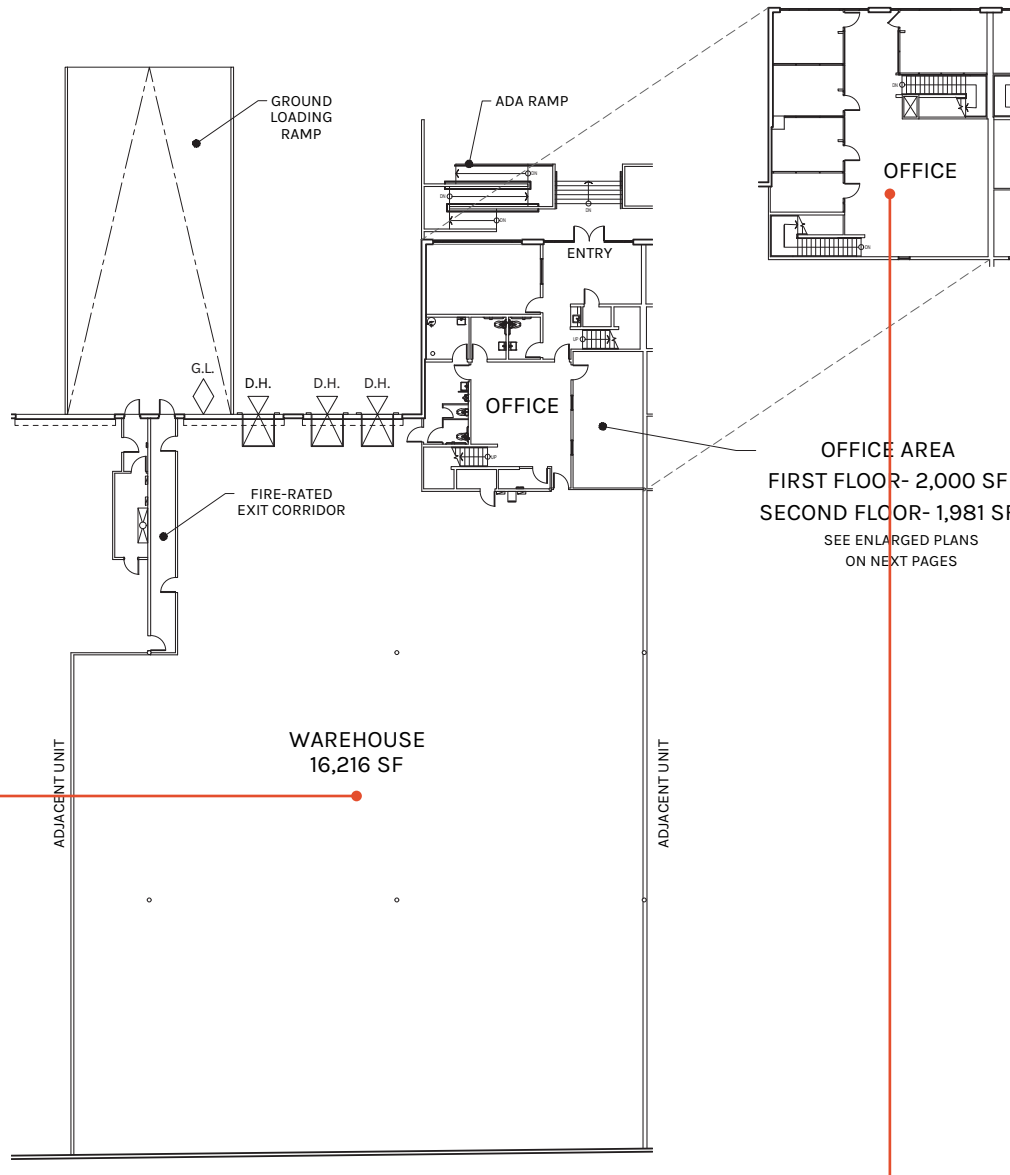
WAREHOUSE DISTRIBUTION FACILITY

20900 S Normandie Ave, Unit B | Unincorporated LA County (Torrance P.O.), CA



### **WAREHOUSE DISTRIBUTION FACILITY**

- 20,197 Dock High Industrial Unit
- 3,981 SF of Highly Functional Two-Story Office
- 3 Dock High Positions  
1 Ground Level Via Ramp
- 28' Clearance
- 0.6/3,000 Sprinklers
- 200 Amps Power
- Excellent Access to (405) & (110) Freeways
- Strategically Located Between LAX and Ports of LA/Long Beach

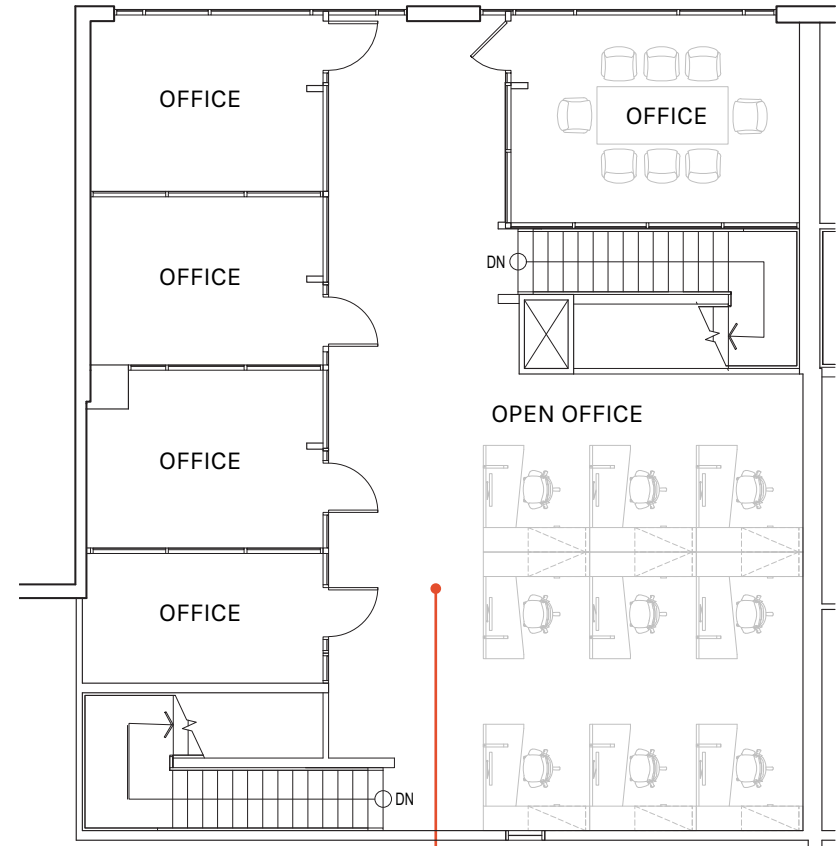
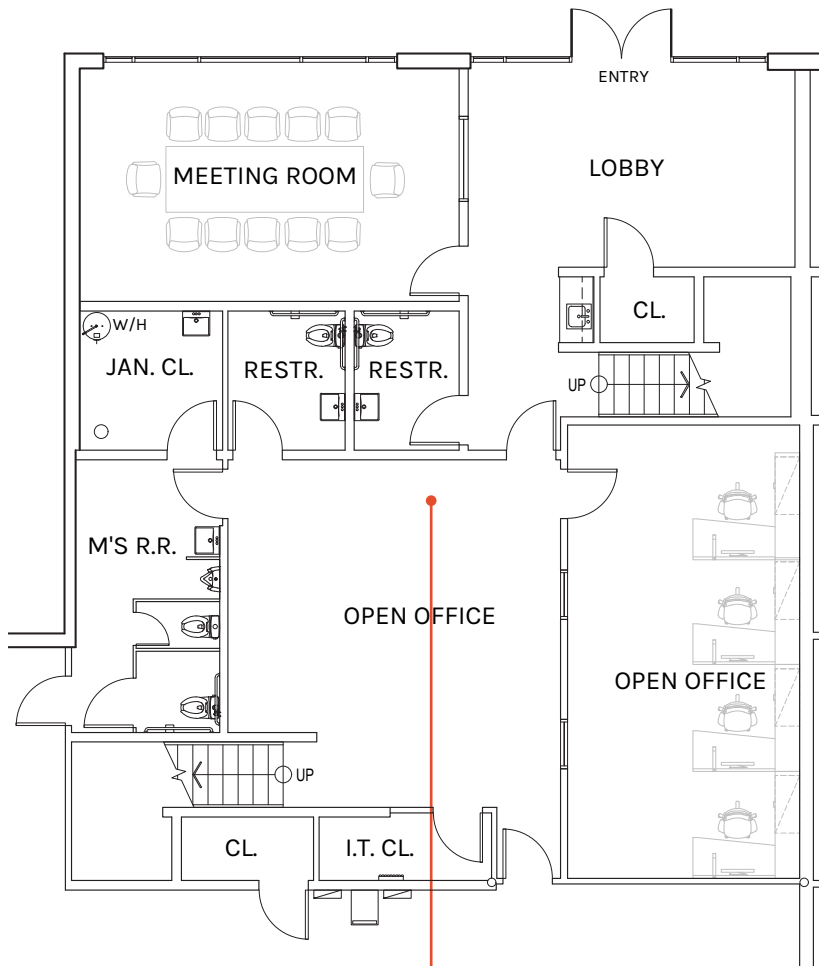


**WAREHOUSE**  
16,216 SF

**OFFICE**  
3,981 SF

**TOTAL**  
20,197 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.



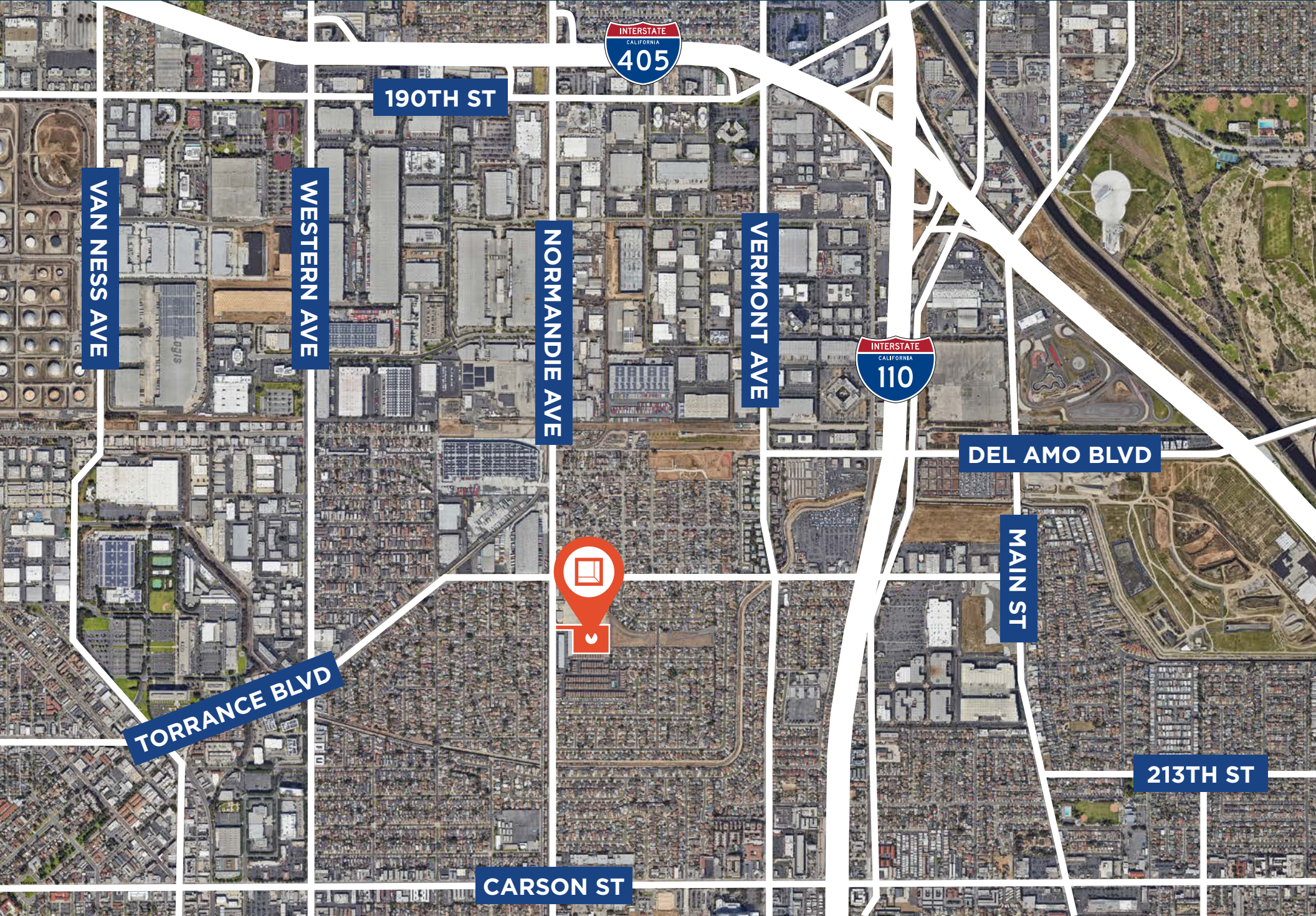
SCALE:  $\frac{3}{32}'' = 1'-0''$

**GROUND FLOOR**  
2,000 SF

**MEZZANINE**  
1,981 SF

**TOTAL**  
3,981 SF

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190TH ST



VAN NESS AVE

WESTERN AVE

NORMANDIE AVE

VERMONT AVE



DEL AMO BLVD

MAIN ST

TORRANCE BLVD



CARSON ST

213TH ST

# Location

20900 S NORMANDIE AVENUE, UNIT B



<b>1.0 Miles</b> to (110) Freeway	<b>1.3 Miles</b> to (405) Freeway	<b>3.0 Miles</b> to (91) Freeway
<b>7.5 Miles</b> to (710) Freeway	<b>7.5 Miles</b> to (105) Freeway	<b>6.5 Miles</b> to Port of Los Angeles
<b>9.5 Miles</b> to Port of Long Beach	<b>12 Miles</b> to Los Angeles International Airport	<b>15 Miles</b> to Downtown Los Angeles



**Rexford  
Industrial**

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