



8,295 SF CLASS A - INDUSTRIAL FOR LEASE

558 AMAPOLA AVE.
TORRANCE, CA 90501

\$1.69 NET

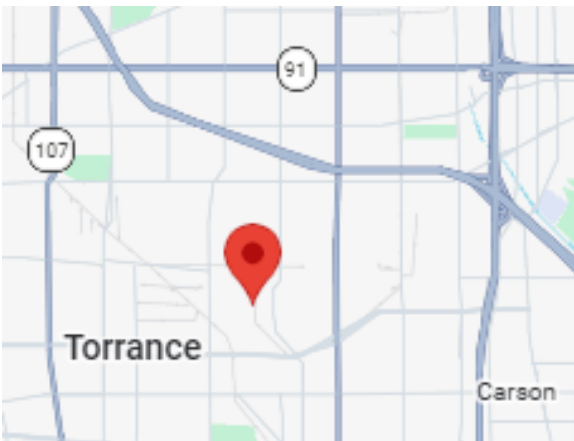
- \$0.31 NNN Expenses
- 2,286 SF 1st Floor Office,
1,015 SF Mez Office
(Included in total)
- Deliverable 10/01/26
- 5yr min, 3% Increases

OR Alternate After \$22 PSF
Renovation: Reduce 1.2K SF
Office & Add 1.2K SF WH

\$2.12 NET

- \$0.31 NNN Expenses
- 1,076 SF 1st Floor Office,
1,015 SF Mez Office
(Included in total)
- Deliverable 01/01/27
- 5yr min, 3% Increases

LISTING FEATURES



- Standalone Building w/ 21 Reserved Parking, includes 1 HC
- 24' Warehouse Clear Height w/ LED Lights, 9' Office Clear Height
- (1) DH w/ levler, 60' Concrete Truckwell, w. 105' Turning Radius
- (1) GL w/ Access to 3K+ SF Private Side Yard
- .45/3K Sprinklers w/ 3%/2% Skylights/Smoke Vents
- 400 Amp, 480/277 Volt, 3 Phase, 4 Wire
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Zoned: M-2 Heavy Manufacturing
- Built in 1999 - Planned Restoration 3Q'26-4Q'26
- 3Q'26-1Q'27 Park Restoration - Paint, Pavement, & Landscaping
- Experienced Landlord w/ Additional Buildings for Expansion

LYONS & LYONS PROPERTIES
Chuckie Lyons - Broker Lic. 00625110
Colin O'Brien - Lic. 02145353

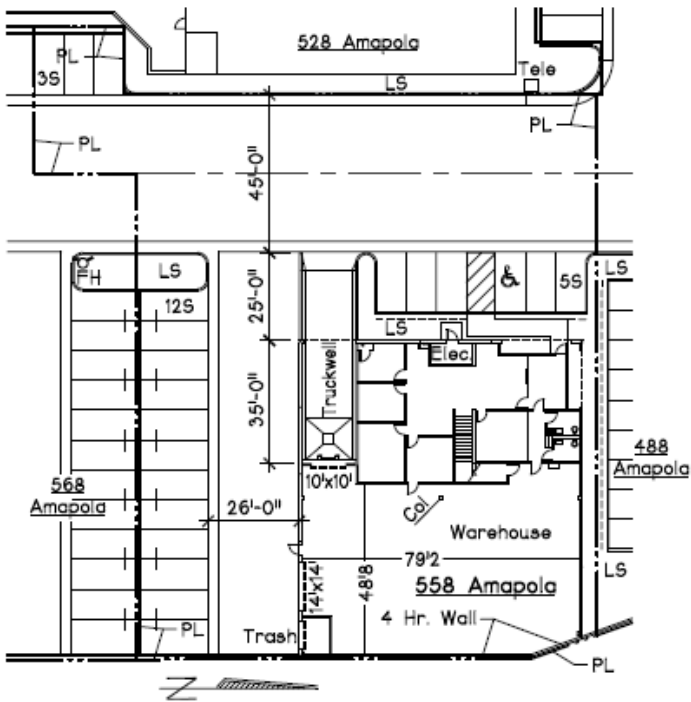


(310) 414-4500
colin@lyonsandlyons.net

WWW.LYONSANDLYONS.NET
880 Apollo Street, Suite 227
El Segundo, CA 90245

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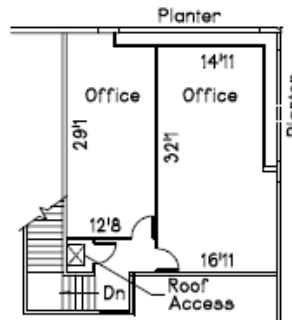
558 Amapola Avenue **EXISTING FLOOR PLAN**
City of Torrance, CA 90501



Total Sq. Ft.
w/ Mezzanine
8,224 Sq. Ft.
Footprint
7,209 Sq. Ft.

Ground Floor Office
(Excludes Entry, Shop RR)
2,286 Sq. Ft.

Mezzanine Office
(Includes Landing)
1,015 Sq. Ft.



Mezzanine Office Plan

Scale: 1" = 20'

Torrance Business Center

*Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features Developed by Lyons & Lyons Properties.

*Loading: Overnight 60' Concrete Truckwell Dock; (1) 10'x10' Dock High and (1) 14'x14' Ground Level Door.

*Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); 0.45/3000 Fire Sprinklers; White Scrim Ceilings; Polished and Sealed 5" Thick Reinforced Concrete Slab; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; 24' Clear Height; Pearl White Walls; LED Lights.

*Utility Service: 400 Amp, 277/480 Volt, 3 Phase with add'l conduit capacity;

Natural Gas Stubbed; 2" Heavy Duty Water Service.

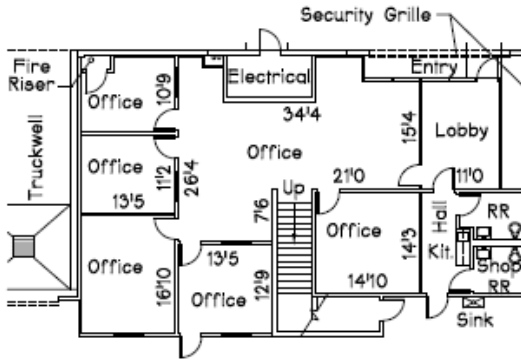
*Downstairs Office: Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished and Sealed Concrete Slab w/ Vinyl Basecove.

*Enclosed Mezzanine Office w/ Sprinklers; HVAC; Vaulted Ceiling; 2'x4' LED Fixtures; Finished Walls over Concrete; Monitoring Windows; w/ Luxury Vinyl Tile Flooring and Vinyl Basecove.

*Exclusive Parking Stalls; Heavy Duty Asphalt Paving.

*Secured Concrete Trash Enclosure Vault.

*Experienced Landlord with Additional Buildings For Expansion. *Low City Business Fees.



Warehouse

Office Plan

Scale: 1" = 20'

Parking Summary

20 Standard
1 Handicap

Scale: 1" = 40' 226-027

David O. Roberts P.E., Inc.
17280 Newhope Street, #17
Fountain Valley, CA 92708
(949) 633-1621
Email: Dave@DORoberts.com

7-16-2026



Industrial Park Planned Initiatives 3Q'26-1Q'27

- New Asphalt Slurry Coat and Fresh Restriping
- Repaint Building Exterior Bright White w/ Grey Accents
- Improve Landscaping w/ Artificial Turf, Providing Clean Aesthetic Look and Lower CC&R Landscape Maintenance Expense

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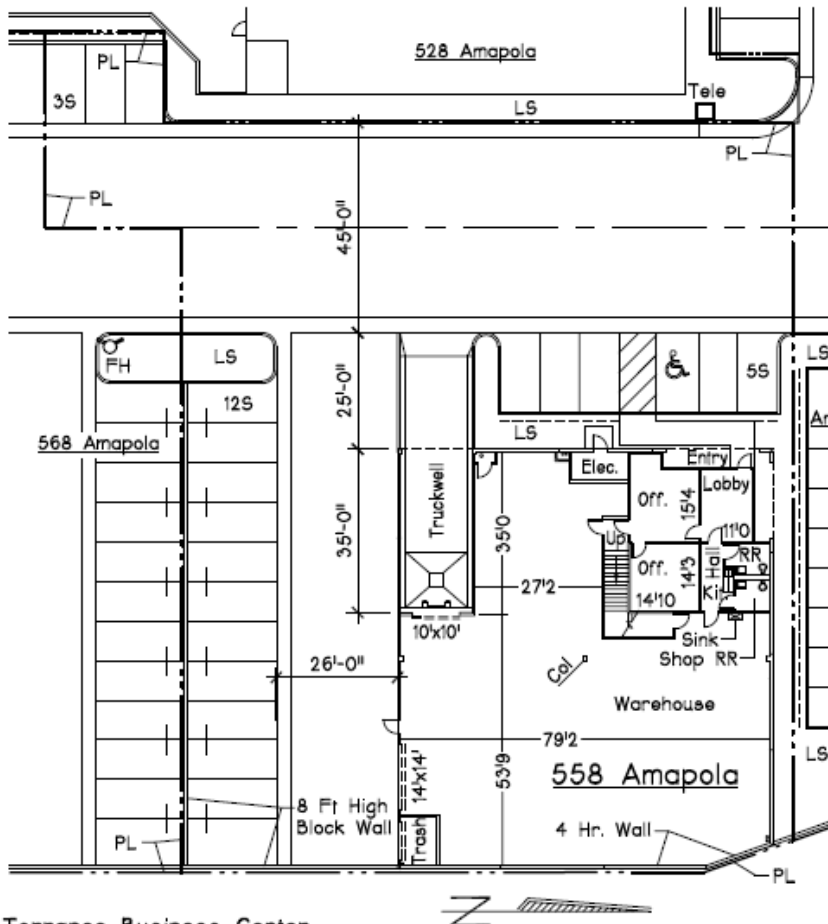


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558 Amapola Avenue **ALTERNATE FLOOR PLAN**
City of Torrance, CA 90501



**Total Sq. Ft.
w/ Mezzanine**
8,224 Sq. Ft.
Footprint
7,209 Sq. Ft.

Ground Floor Office
(Excludes Entry,
Shop RR)
1,076 Sq. Ft.

Mezzanine Office
(Includes Landing)
1,015 Sq. Ft.



Parking Summary
20 Standard
1 Handicap

Torrance Business Center

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- Natural Gas Stubbed; 2" Heavy Duty Water Service.
- *Downstairs Office: Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished and Sealed Concrete Slab w/ Vinyl Basecove.
- *Enclosed Mezzanine Office w/ Restroom; Sprinklers; HVAC; Vaulted Ceiling;
- 2'x4' LED Fixtures; Finished Walls over Concrete; Monitoring Windows;
- w/ Luxury Vinyl Tile Flooring and Vinyl Basecove.
- *Exclusive Parking Stalls; Heavy Duty Asphalt Paving.
- *Secured Concrete Trash Enclosure Vault.
- *Experienced Landlord with Additional Buildings For Expansion.
- *Low City Business Fees.

Scale: 1" = 30' 226-027

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7-16-2026

Industrial Building Proposed
Restoration

- \$22 PSF Budget
- Reduce 1.2K SF of 1st Floor Office
- Add 1.2K SF of 24' Clear WH
- Add Mezzanine RR
- Seal & Diamond Grind WH & GL Office Floors
- LED Lights Throughout Office and WH
- New Paint, Premium Finishes & Fixtures

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