



For Sale or Lease

**1071 251st Street
Harbor City, CA 90710**

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Asking Sale Price: \$1,550,000.00 (\$310 PSF)

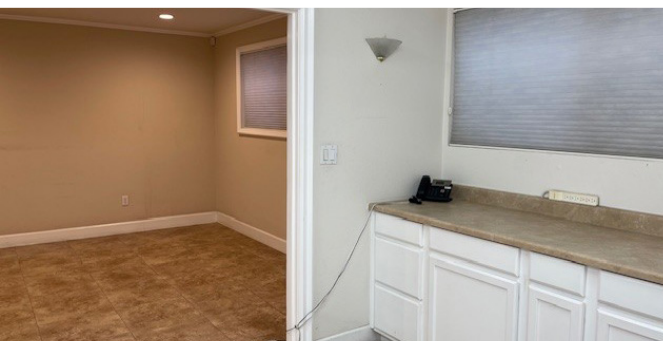
Asking Lease Rate: \$6,750.00 (\$1.35 PSF)

Per Month Industrial Gross

Property Highlights

- Cross Streets: Lomita Blvd/Marigold Ave./251st St
- Building: ± 5,000 SF
- Lot: ± 7,500 SF (± 0.17 Acres)
- Yard: Secure, Private Rear Paved, Block Fenced, Wrought Iron Gate Yard
- Offices: ± 2,505 SF (7 plus showroom)
- Restrooms: 2
- Clearance: ± 13'9" – 20'2"
- Loading: 1 Ground Level (±12X11'8")
- Power: ± 200 Amps 240 Volts 3 Wire (tenant/buyer to verify)
- Parking: ± 4 (in front) plus parking in back
- Special Features: Awning over part of rear yard (Clr: ±10'10")
- Special Features: One small section of warehouse has ± 20'2" Clearance
- Special Features: Bathtub & Shower
- Construction: Masonry Block
- Year Built: 1969
- Zoning: [Q]MR1-1VL
- APN: 7413-016-013
- Location: Close to Torrance and the Executive Living in Palos Verdes and the Beach Cities
- Location: 110, 405 and 91 Freeways
- Location: Good Proximity to the World Ports of Long Beach & Los Angeles

Photos

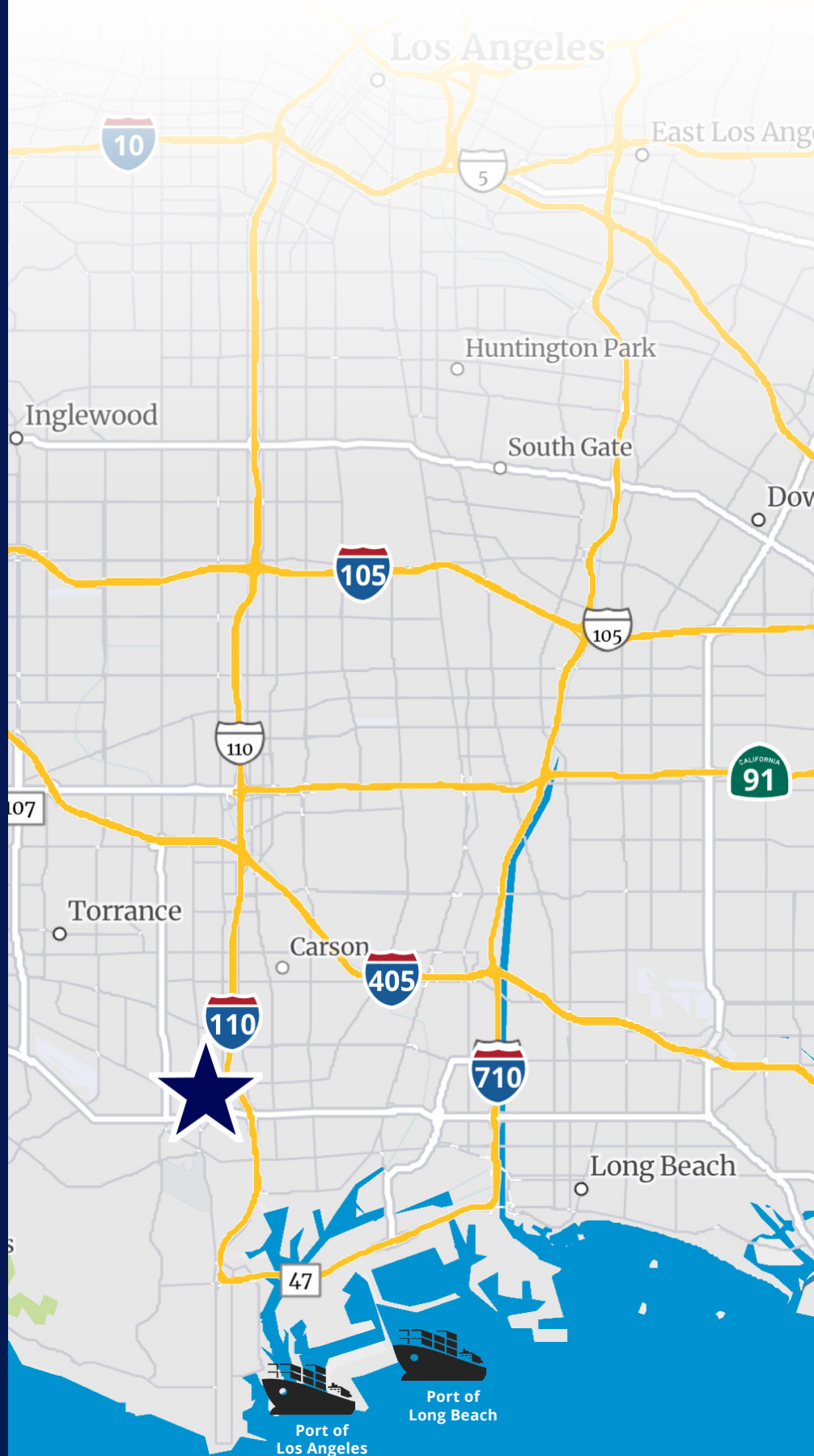


Location

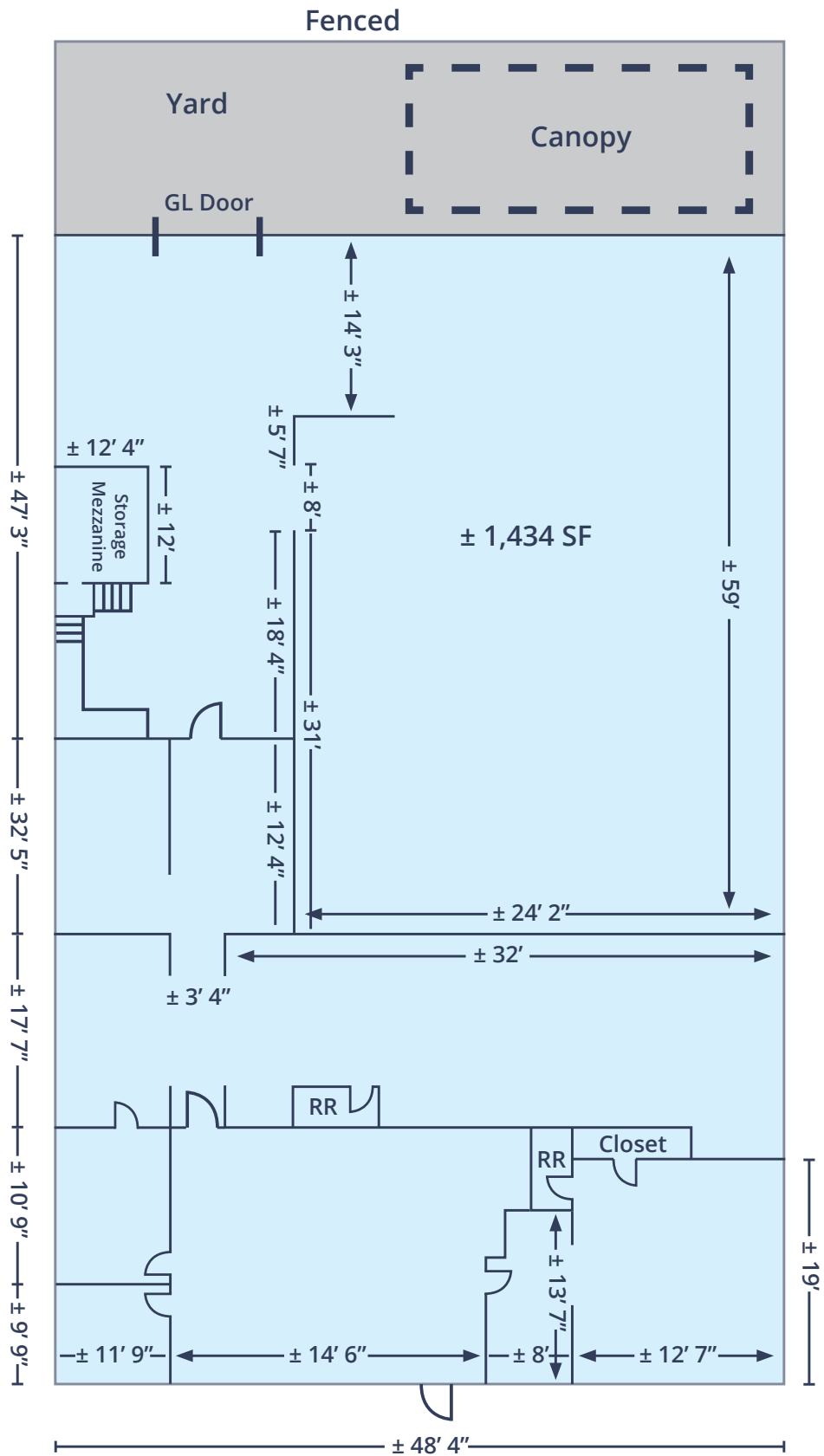
Logistics & Accessibility

- ±8.3 miles to Port of Los Angeles
- ±9.9 miles to Port of Long Beach
- ±16.8 miles to LAX Airport
- ±19.8 miles to Downtown Los Angeles
- ±3.58 miles to Torrance Airport
- Close proximity to CA-1 (Pacific Coast Hwy)
- Close proximity to 110, 710, 91, and 405 Freeways
- Strategic location near the World Ports of Los Angeles and Long Beach

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Site Plan



Not to scale. Layout, dimensions, power & all data are approximate.

MAPPING AND GIS SERVICES
SCALE 1" = 60'

PG 8

PG 15

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The map shows the following details:

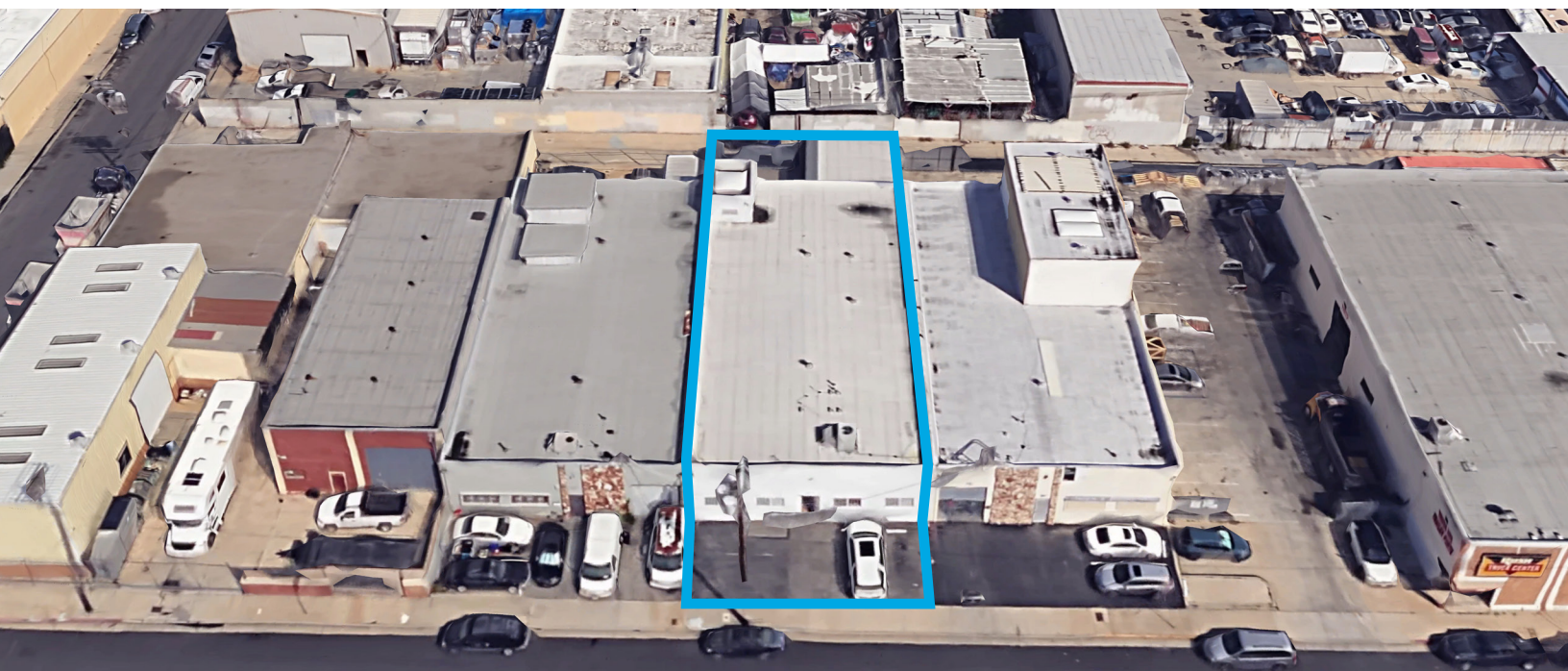
- Streets:** LOMITA BLVD (top), 251ST ST (horizontal middle), NORMANDIE AVE, MARIGOLD AVE, and PETROLEUM AVE (vertical).
- Zoning Designations:**
 - [Q]M1-1VL (top left lot)
 - R1-1XL (bottom left lot, yellow)
 - [Q]MR1-1VL (top middle lot)
 - [Q]MR1-1VL (middle lot, with a blue rectangle)
 - [Q]MR1-1VL (bottom middle lot)
- Other Features:**
 - HWY DED (left edge)
 - 251ST ST (left edge)
 - Red dot on the lot at the intersection of 251st St and Normandie Ave.

INDUSTRIAL BUILDING PROPERTY FEATURED IN HARBOR CITY

Colliers International is pleased to present the exclusive opportunity to acquire a industrial property at 1071 West 251st Street, Harbor City (Los Angeles) Beach, CA

Offering a significant potential for many warehouse, wholesale, manufacture, assembly, storage, automotive, architecture / engineer or contractor business operations.

The property is strategically situated to provide quick access to the highly sought after Torrance market area, near the World Ports of Los Angeles and Long Beach, close to the Executive Living in Palos Verdes and the Beach Cities with excellent access to major transportation arteries, including the 110 and 605 freeways, ensuring seamless connectivity to the Greater Los Angeles and Orange County areas





Los Angeles, CA - Port & Harbor City Region

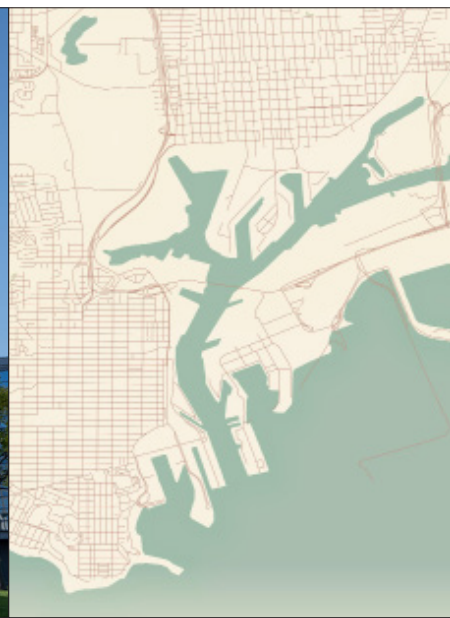
Los Angeles is a dynamic global city located in Southern California and serves as the economic engine of the West Coast. With a population exceeding 3.8 million, it is the largest city in California and the second-largest in the United States. The city is internationally recognized for its diverse industries, cultural landmarks, and strategic infrastructure.

The Port of Los Angeles, located in the San Pedro Bay, is the busiest container port in the United States and a critical hub for inter-national trade. Adjacent to the Port of Long Beach, this combined port complex handles over 40% of the nation's containerized im-ports, making it a vital asset for industrial and logistics operations. The San Pedro area, once known primarily for its fishing and naval heritage, has evolved into a vibrant mixed-use

district with a growing industrial base, creative spaces, and waterfront redevelopment.

Los Angeles including the Harbor City area offers unparalleled connectivity via the I-110, I-710, I-405 and I-91 freeways, as well as proximity to LAX and regional rail lines. Neighboring communities include Torrance, Wilmington, San Pedro, and Rancho Palos Verdes. The region supports a robust labor force and is home to major employers such as the Los Angeles Unified School District, Kaiser Permanente, Northrop Grumman, and the City of Los Angeles.

With a strong presence in aerospace, logistics, advanced manufacturing, and maritime services, the Port and San Pedro region continues to attract industrial users seeking strategic access to global markets and Southern California's vast consumer base.





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