

Available Acres 5.07

Land For Lease

Available SF 220,706



**Address:** 19401 S Vermont Ave, Los Angeles, CA 90502  
**Cross Streets:** S Vermont Ave/Knox St

100% Concrete Yard  
 193 Trailer Parking Spots  
 Fenced & Lit  
 On-Site Power Generation Possible  
 Natural Gas and Hydrogen Lines Along Vermont

<b>Lease Rate/Mo:</b>	\$143,459	<b>Available Acres:</b>	5.07 Ac	<b>Gas:</b>	No	<b>Specific Use:</b>	Industrial
<b>Lease Rate/SF:</b>	\$0.65	<b>Available SF:</b>	220,706 SF	<b>Water:</b>	Yes	<b>Zoning:</b>	M3-1
<b>Lease Type:</b>	Gross	<b>Building SF:</b>	120 SF	<b>Sewer:</b>	Yes	<b>Rail Service:</b>	No
<b>Lease Terms:</b>	2-10 Years	<b>Yard:</b>	Fenced / Paved	<b>Electric:</b>	Yes	<b>Market Area:</b>	Torrance
<b>Sale Price/SF:</b>	NFS			<b>Fiber:</b>	No	<b>APN:</b>	7351031012
<b>Sale Price:</b>	NFS						

**Listing Company:** The Klabin Company  
**Agents:** [Nicholas Buss 310-329-9000](#), [Frank Schulz 310-329-9000](#), [David Prior 310-329-9000](#), [Todd Taugner 310-329-9000](#)

**Listing #:** 67acd86648c56416e5f95576 **Listing Date:** 02/12/2025 **FTCF:** CB300N000S000

**Notes:** TEASER RATE: \$0.65 G after 12 months rate is yet to be determined (TBD). 1200 amps with upgrade possible. Lessee to verify all information contained herein.



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



**KLABIN.COM**  
 19700 S. VERMONT AVENUE, SUITE 100  
 TORRANCE, CA 90502  
 DRE 00824993  
**310.329.9000**





SITE PLAN

LAND FOR LEASE

