

INDUSTRIAL FOR LEASE

19827 Hamilton Avenue

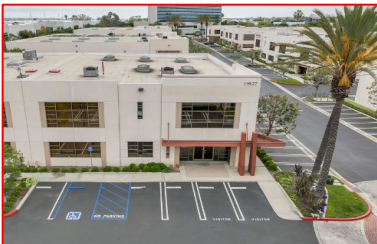
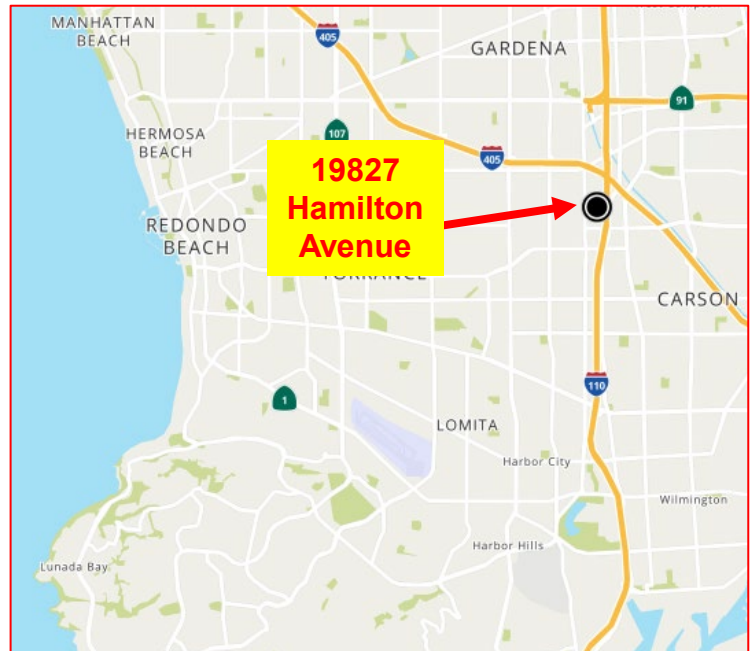
Torrance, California 90502

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



*** INDUSTRIAL / WAREHOUSE / SHOWROOM * 110 FREEWAY EXPOSURE ***
HIGH IMAGE BUILDING WITH EXTENSIVE USE OF GLASS *

- ❖ Building Size: 6,912 Square Feet
- ❖ Zoning: LAM3
- ❖ Roof Type: Laminated/GLU Wood Beam
- ❖ Year Built: 2003/Refurbished 2025
- ❖ Ground Level Doors: 1 (12'x14')
- ❖ Office/Showroom Area: 2,800 Square Feet
- ❖ Clear Height: 24'
- ❖ Construction Type: Concrete Tilt-Up
- ❖ Parking: 17 Spaces
- ❖ Power: 400 Amps, 277/480 Volts, 3 Phase, 4 Wire
- ❖ Sprinklers: Yes
- ❖ Skylights: Yes
- ❖ APN#: 7351-033-049
- ❖ Asking Lease Rate: \$1.65 PSF NNN + \$.46 OPEX



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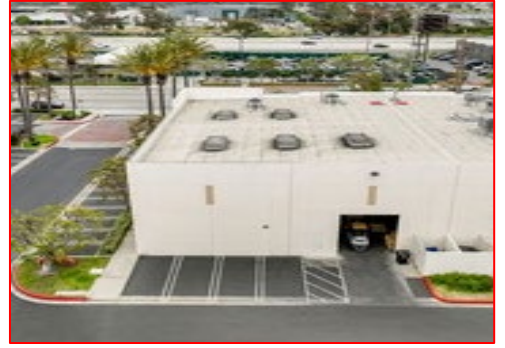
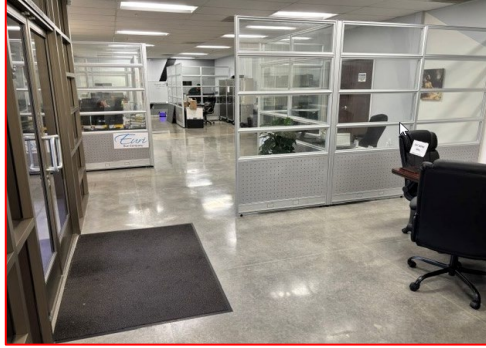
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- LAX: 11 Miles
- World Ports: 9 Miles
- Downtown LA: 16 Miles



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