

Available SF 20,943 SF

Industrial For Lease

Building Size 114,933 SF



**Property Name:** Crenshaw Business Center  
**Address:** 18720 Crenshaw Blvd, Torrance, CA 90504  
**Cross Streets:** Crenshaw Blvd/W 190th St

Excellent Warehouse/Distribution Facility  
 Immediate Access to the 405 Freeway  
 High Image Torrance Location  
 Refurbished Office

<b>Lease Rate/Mo:</b>	\$33,718	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	4,500 SF / 10
<b>Lease Rate/SF:</b>	\$1.61	<b>Clear Height:</b>	24'	<b>Restrooms:</b>	4
<b>Lease Type:</b>	Net / Op. Ex. \$0.24	<b>GL Doors/Dim:</b>	4 / (2) 8'x12' (2) 18'x14'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	20,943 SF	<b>DH Doors/Dim:</b>	1 / 9'x12'	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	20,943 SF	<b>A: 600 V: 277/480 0: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1974	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	06/01/2026
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 30 / Ratio: 1.4:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Yes	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Torrance
<b>Zoning:</b>	M2			<b>APN#:</b>	4090-021-030

**Listing Company:** The Klabin Company  
**Agents:** [Todd Taugner 310-329-9000](#), [Frank Schulz 310-329-9000](#), [Nicholas Buss 310-329-9000](#)  
**Listing #:** 44736294 **Listing Date:** 04/20/2026 **FTCF:** CB250N000S000/OAA  
**Notes:** Sprinkler calculation: .33/4000. Plans in place to remove 1,500 SF warehouse office. Lessee to verify all information contained herein.



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