

FOR SALE • INDUSTRIAL WAREHOUSE

22809 Lockness Ave

TORRANCE, CA 90501 | SOUTH BAY INDUSTRIAL CORRIDOR

OFFERED AT

\$2,980,000

\$368 / SF building • \$163 / SF land



8,100 SF

BUILDING

18,245 SF

LOT

1988

YEAR BUILT

LAM2

ZONING

12.5

PARKING SPACES

PROPERTY HIGHLIGHTS

- **Ground-level loading** — easy drive-in access for trucks & equipment
- **8,100 SF** of flexible warehouse + finished office space
- **12.5** on-site parking spaces
- **2 restrooms**, one with a shower
- **LAM2 zoning** — potential for a variety of industrial uses, including cannabis-related use, subject to City approval. An existing cannabis business currently operates within the industrial complex.
- Well-maintained, turnkey — ideal for an **owner-user or investor**

LOCATION ADVANTAGE

- Minutes from the **Ports of Los Angeles & Long Beach** — the nation's busiest gateway
- Quick reach to **LAX** for air freight
- Direct access to the **110, 405, 105 & 91** freeways
- Located within the established **South Bay industrial market**
- Surrounded by established logistics, manufacturing & distribution tenants

LOCATION & LOGISTICS

~8 mi

PORT OF L.A.

~10 mi

PORT OF LONG BEACH

~11 mi

LAX AIRPORT

~1.5 mi

I-405 FREEWAY

~2.5 mi

I-110 FREEWAY

Owner-User Financing

Potential SBA 504 financing opportunity for qualified owner users, subject to lender and SBA requirements.

Priced at \$368 / SF

Competitive with South Bay replacement cost in a supply-constrained market.

Flexible LAM2 Zoning

Distribution, 3PL, light manufacturing, contractor HQ, e-commerce & more.

REALTY ONE GROUP
UNITED



Debbie Miura

REALTOR® | Cal DRE #01052457

310-800-5828 • southbay168@gmail.com

