



# For Sublease

## 19600 Van Ness Avenue Torrance, CA 90501

### Contact us:

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#### Colliers

2141 Rosecrans Ave  
Suite 1120 El Segundo, CA 90245

### 177,372 SF Industrial for Sublease

#### Building:

- 177,372 SF
- 15,244 SF Office Space
- 30' Clear Height
- 28 DH, 1 GL Loading Doors
- 800 Amps 277/480v
- ESFR Sprinklers
- Secured Truck Yard Area
- 118 Car Parking Spaces

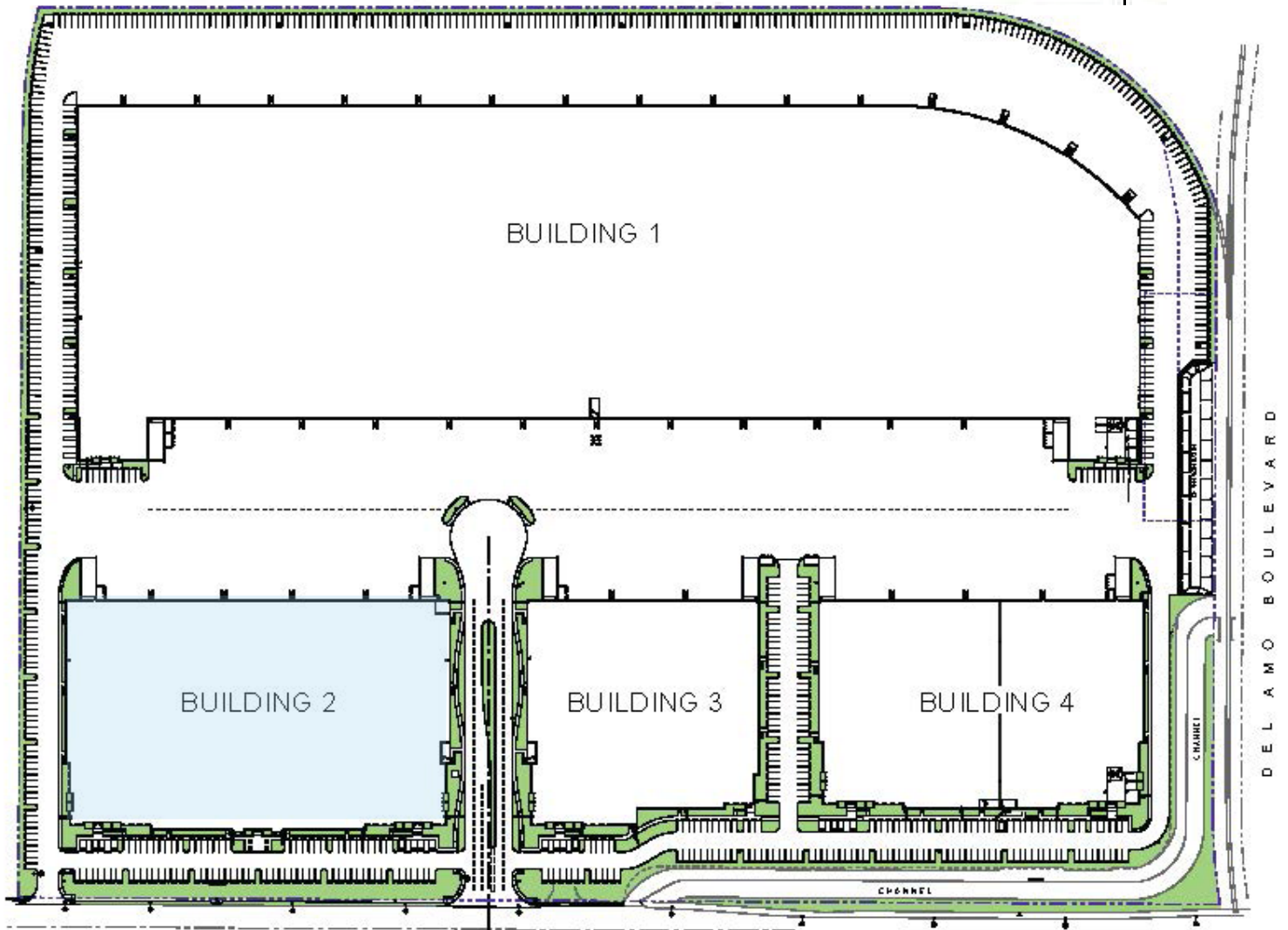
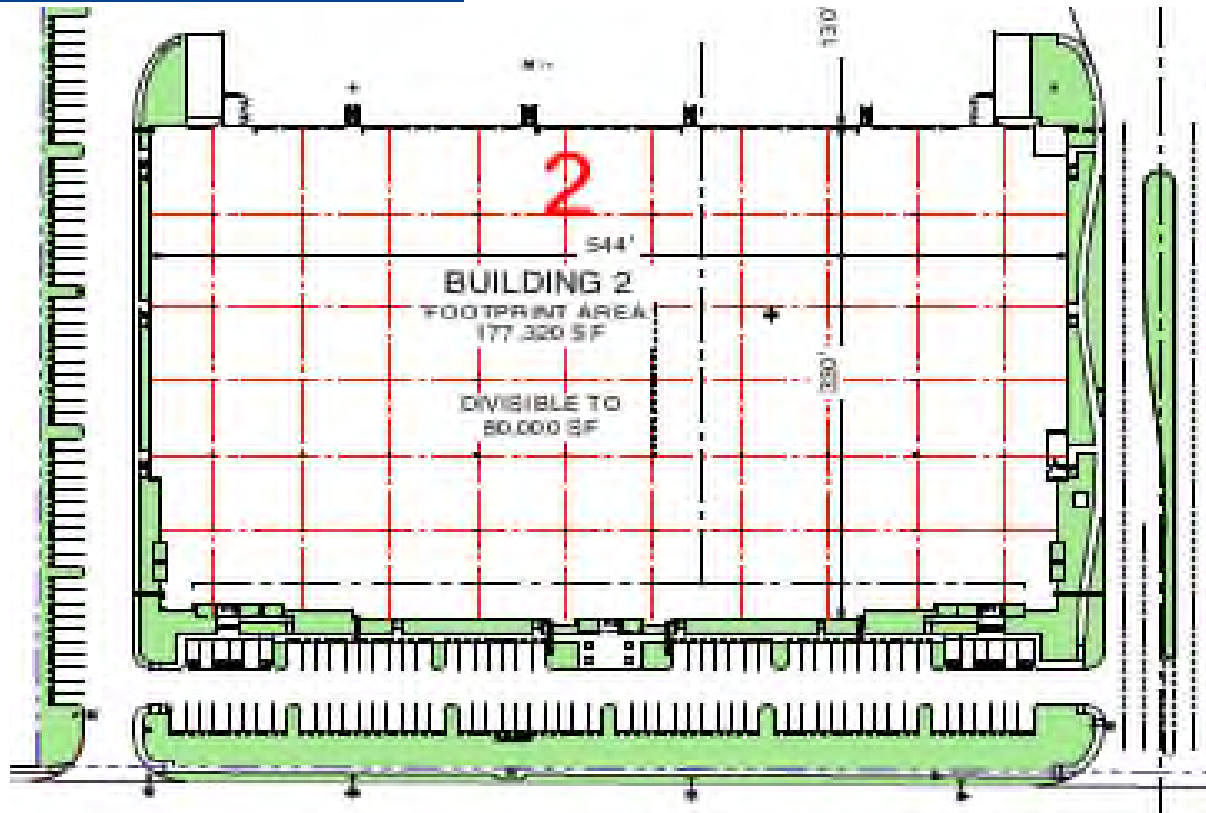
#### Term:

- Through June 30, 2028

#### Highlights:

- Immediate Access to 405 and 110 Freeways
- Proximity to World Ports of Los Angeles and Long Beach

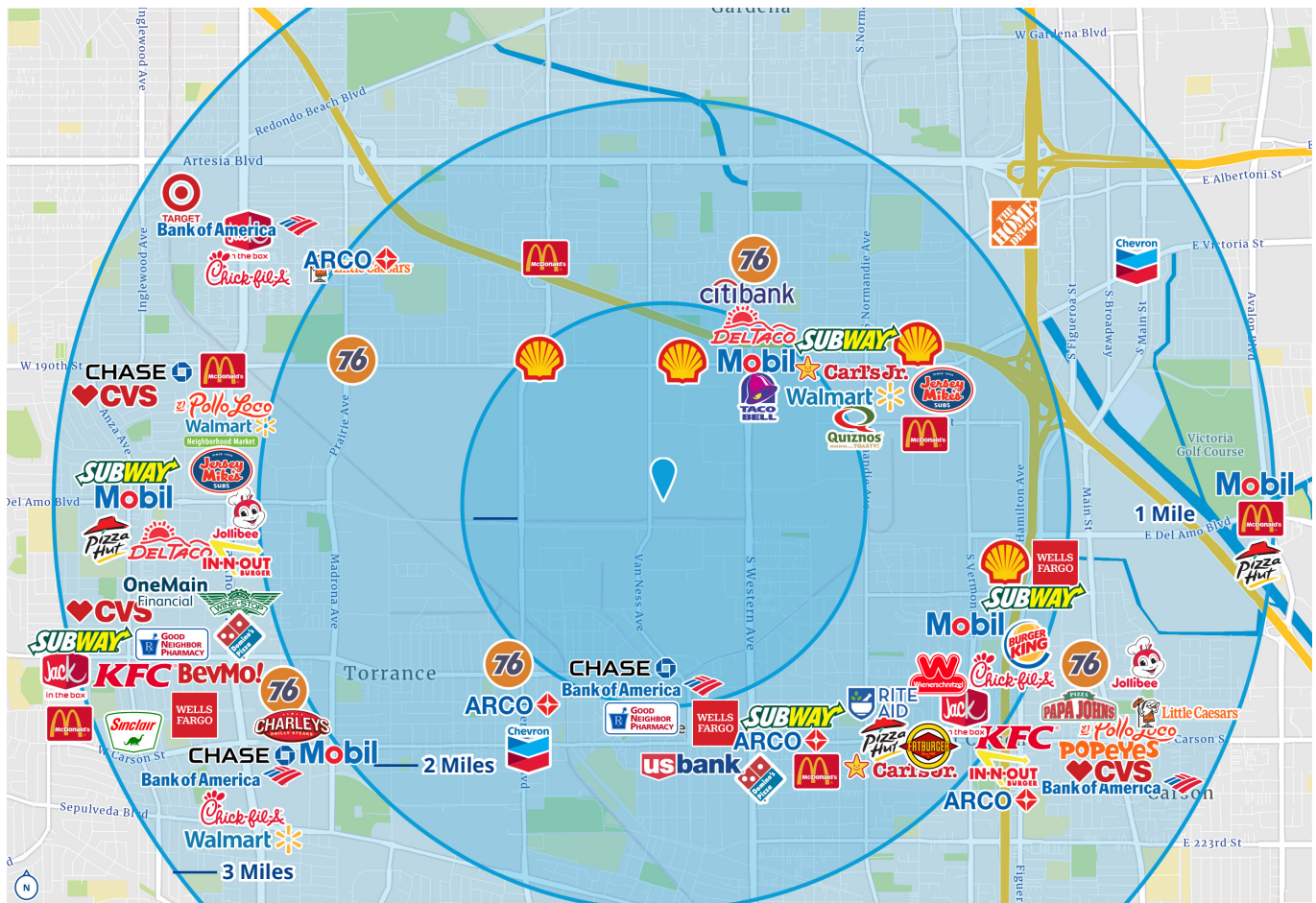
# Site Plan



# Location & Access

## Amenities within a 3 Mile Radius

- Mobil
- Arco
- 76
- Chevron
- Sinclair
- Shell
- Target
- Walmart
- Chase
- One Main Financial
- Wells Fargo
- US Bank
- Bank of America
- Citi Bank
- Jolibee
- Domino's
- Del Taco
- In-N-Out
- Tacobell
- Quiznos
- McDonald's
- Jersey Mike's
- Carl's Jr
- Fat Burger
- Chick-Fil-A
- Jack in The Box
- Popeyes
- Good RX
- CVS
- Papa John's
- And more!



# Location & Access

## Travel Distances

Interstate I-405	1.1 Miles   4 Mins
Interstate I-110	2.6 Miles   9 Mins
Interstate I-91	3.7 Miles   12 Mins

