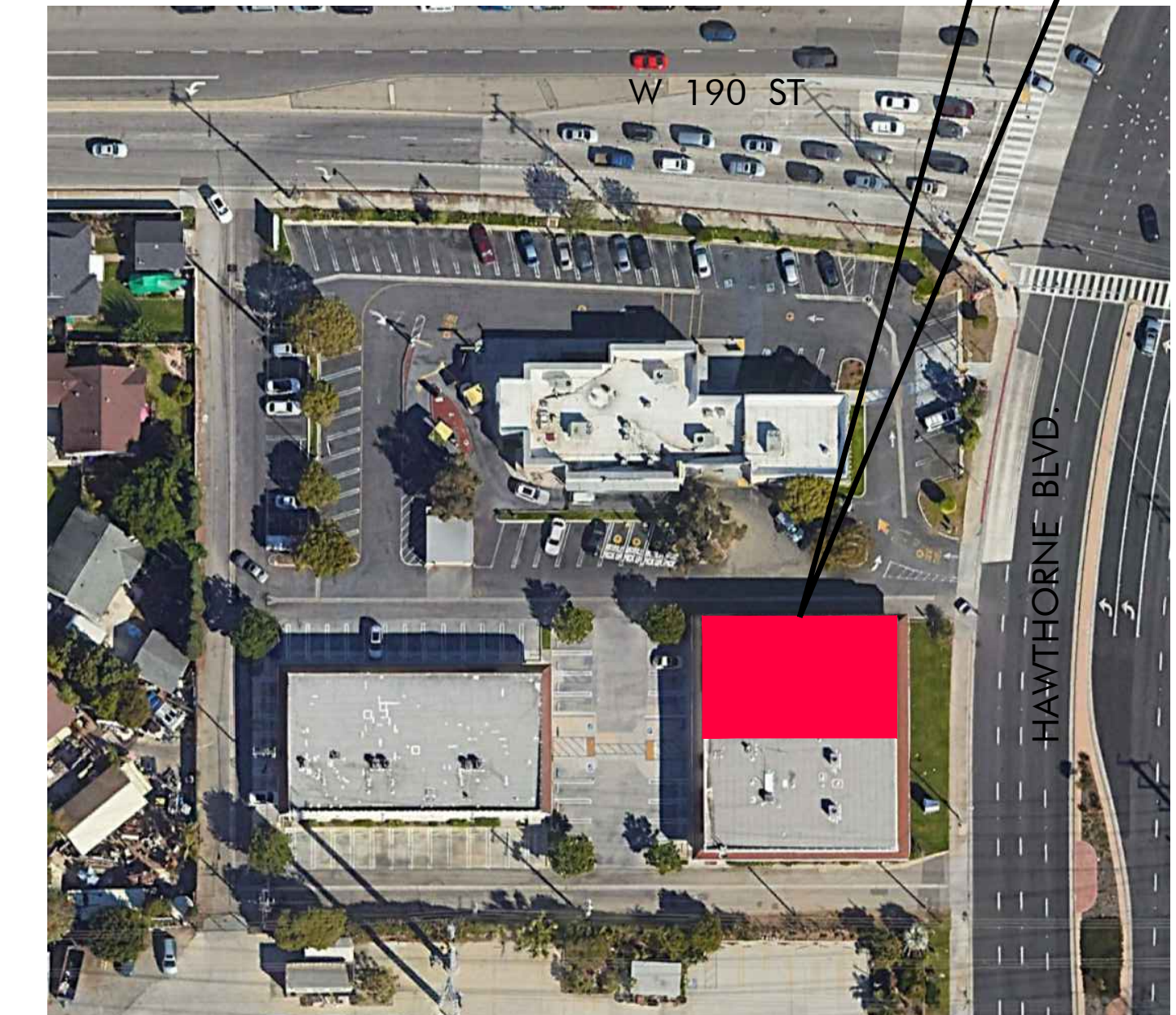


19019 HAWTHORNE BLVD.
TORRANCE, CALIFORNIA 90503



VICINITY MAP

NOT TO SCALE



AREA CALCULATIONS:

EXISTING TENANT SPACE-100A (GROUND FLOOR)	± 4,250 SF
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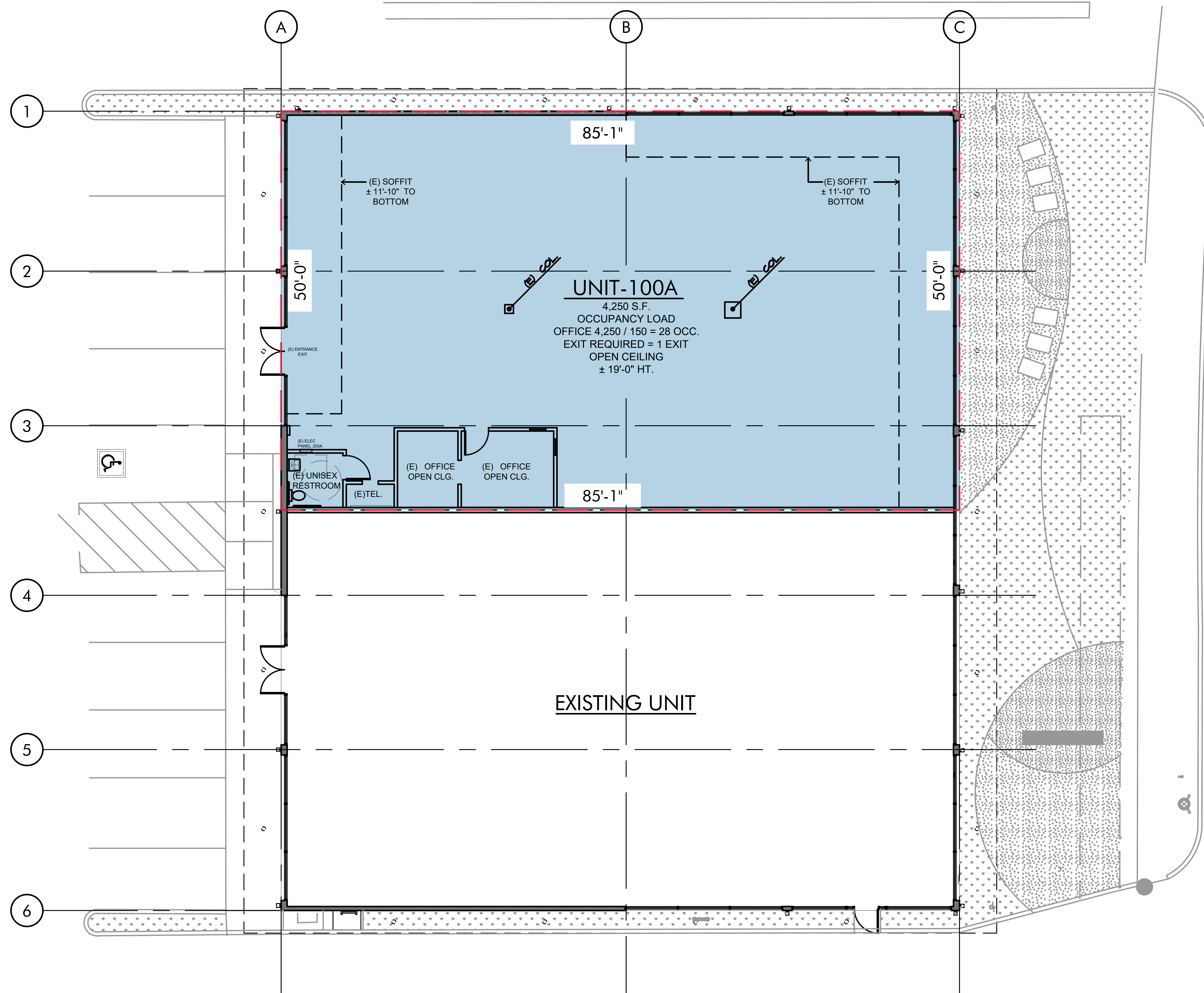
ELECTRICAL PANEL 120/240 V.....	200 AMPS
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HVAC UNITS (2) 6-TON EACH	HEAT PUMPS
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NO GAS LINE IN THIS PREMISES

WATER :	1"
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SEWER:.....	4"
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EXISTING FLOOR PLAN

Scale: 1'-0"=1/16"

TRIWELL PROPERTIES, INC

3625 DEL AMO BLVD, SUITE 350
TORRANCE, CA 90503

19019 HAWTHORNE BOULEVARD

TORRANCE, CA 90503

EXISTING FLOOR PLAN

23142MMA

06.06.2025

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DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE SHOWN.

THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF LANDLORD.