



**Property Name:** Storm Industrial Park  
**Address:** 1301 Storm Pkwy, Torrance, CA 90501  
**Cross Streets:** Storm Pkwy/Frampton Ave

Free Standing Building w/ Private Yard  
 Major Street Frontage/Corner Location  
 Business Park Environment  
 Complete Refurb/Rehab Underway  
 2000 Amp, 277/480V

**Lease Rate/Mo:** \$48,186  
**Lease Rate/SF:** \$1.60  
**Lease Type:** Net / Op. Ex: \$0.41  
**Available SF:** 30,116 SF  
**Minimum SF:** 30,116 SF  
**Prop Lot Size:** 1.54 Ac / 67,000 SF  
**Term:** 3-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced/Paved  
**Zoning:** M2

**Sprinklered:** Yes  
**Clear Height:** 23'  
**GL Doors/Dim:** 2 / 10'x12'  
**DH Doors/Dim:** 4 / 18'x10' (2 Doors)  
**A:** 2000 **V:** 277/480 **O:** 3 **W:** 4  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1995  
**Whse HVAC:** No  
**Parking Spaces:** 63 / **Ratio:** 2.1:1/  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 2,172 SF / 3  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 02/01/2025  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Torrance  
**APN#:** 7347018062

**Listing Company:** The Klabin Company

**Agents:** [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com), [Courtney Bell 310-329-9000](mailto:Courtney.Bell@klabin.com)

**Listing #:** 40782265

**Listing Date:** 07/22/2024

**FTCF:** CB300N000S000/OAA

**Notes:** Total OpEx: \$.41/SF (Mgmt fee=\$.04, insurance=\$.05, taxes=\$.32). Sprinkler calculation .45/2800. Lessee to verify all information contained herein.



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