



Address: 20550 Denker Ave, Torrance, CA 90501
Cross Streets: Denker Ave/Torrance Blvd

Heavy Power!
 12 DH Positions, 1 GL Door
 Secured 120' Truck Court
 24' Clear Height

Lease Rate/Mo:	\$100,030	Sprinklered:	Yes	Office SF / #:	3,000 SF / 4
Lease Rate/SF:	\$1.30	Clear Height:	24'	Restrooms:	4
Lease Type:	Net / Op. Ex: \$0.34	GL Doors/Dim:	1 / 14'x12'	Office HVAC:	Heat & AC
Available SF:	76,946 SF	DH Doors/Dim:	12 / (6) 10'x18'	Finished Ofc Mezz:	0 SF
Minimum SF:	76,946 SF	A: 2800 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	3.10 Ac / 135,036 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1977	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	05/01/2026
Sale Price/SF:	NFS	Parking Spaces: 128 / Ratio: 1.7:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Torrance
Zoning:	M2			APN#:	7351-020-016

Listing Company: The Klabin Company

Agents: [Frank Schulz 310-329-9000](tel:310-329-9000), [Nicholas Buss 310-329-9000](tel:310-329-9000), [David Prior 310-329-9000](tel:310-329-9000), [Todd Taugner 310-329-9000](tel:310-329-9000)

Listing #: 44162959

Listing Date: 01/15/2026

FTCF: CB250N000S000/A0AA

Notes: Sprinkler calculation: .77/2000. Two power panels: (1) 1600 amps; (1) 1200 amps. City of Los Angeles (Torrance P.O.). Lessee to verify all information contained herein.



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



KLABIN.COM

19700 S. VERMONT AVENUE, SUITE 100

TORRANCE, CA 90502

DRE 00824993

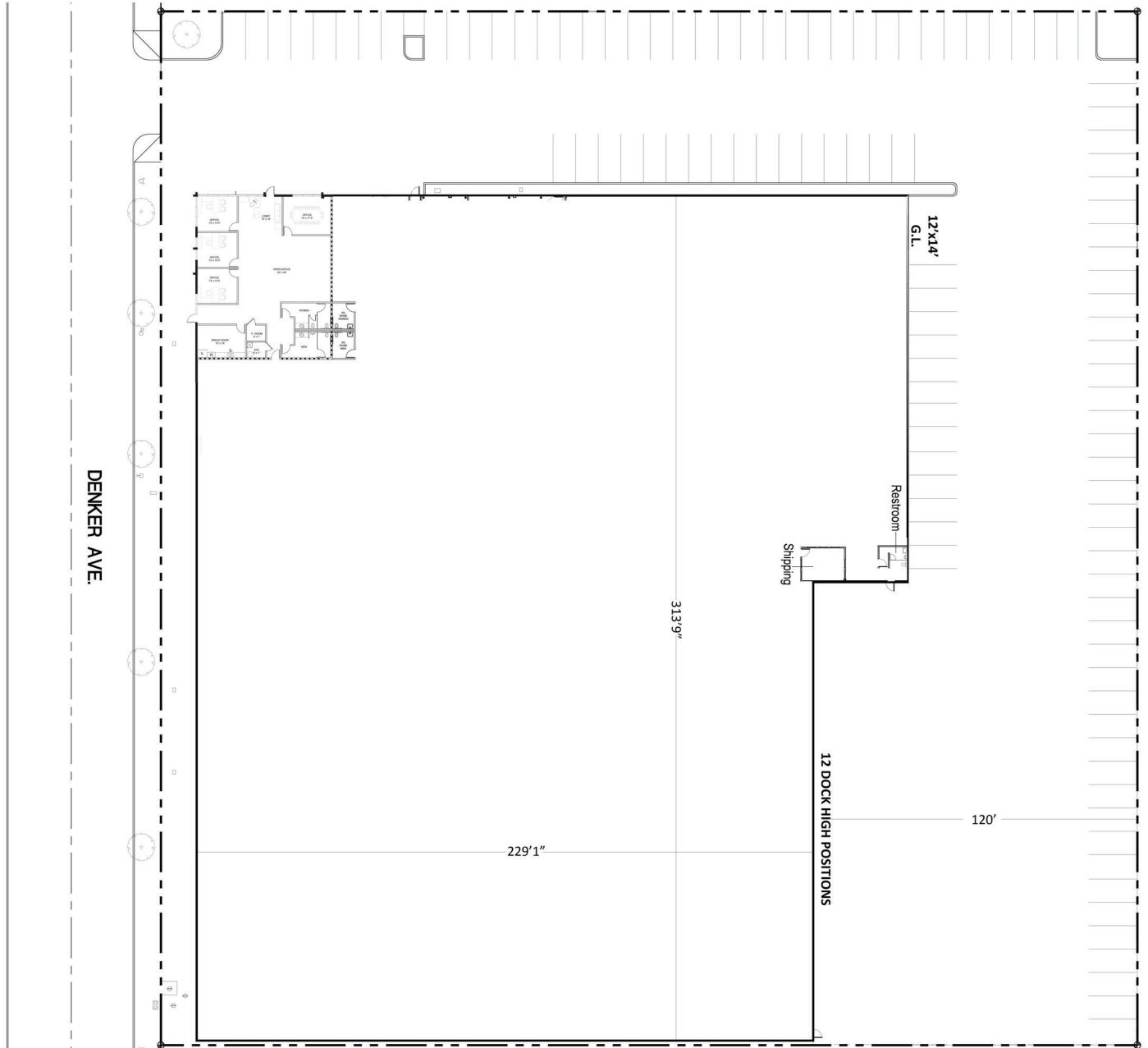
310.329.9000





SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



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