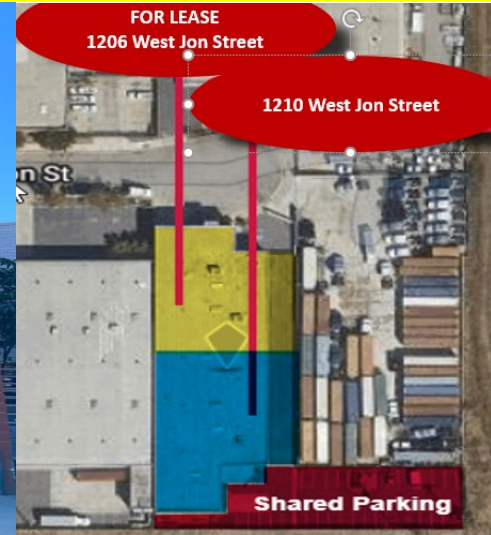


WAREHOUSE FOR LEASE/SALE

1206 West Jon Street

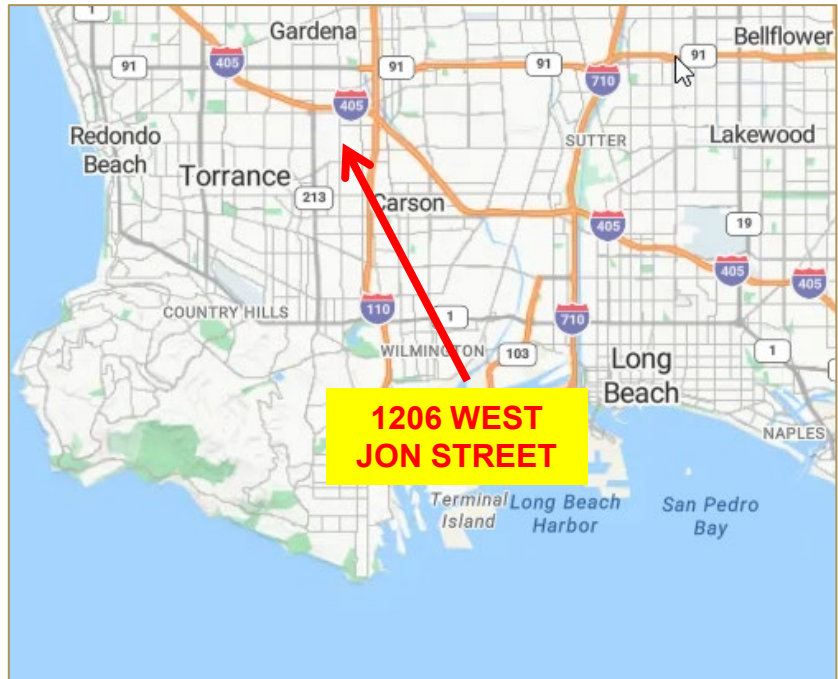
Torrance (Unincorporated Los Angeles County), California 90502

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



- * HIGH-END OFFICE WITH EXTENSIVE USE OF GLASS *
- * DOCK HIGH LOADING * UNINCORPORATED LA COUNTY *
- * PROXIMITY TO WORLD PORTS, LAX, 405/110/91 FREEWAYS *
- * OUTSTANDING VALUE *

- ❖ **Total Square Footage:** 9,482 SF
- ❖ **Total Building Square Footage:** 21,476 SF
- ❖ **Lot Size:** 39,346
- ❖ **Zoning:** M2
- ❖ **Roof Type:** Laminated/GLU Wood Beam
- ❖ **Year Built:** 1971/Renovated in 2017
- ❖ **Dock High Positions :** 2
- ❖ **Office Area:** 5,115 Square Feet
- ❖ **Clear Height:** 21' (under beam)
- ❖ **Sprinklers:** Yes
- ❖ **Skylights:** Yes
- ❖ **Fenced Yard:** Yes/Asphalt
- ❖ **Parking:** 16 Spaces
- ❖ **Construction Type:** Block
- ❖ **Power:** 400 Amps, 120/240 Volts, 3 Phase, 4 Wire
- ❖ **APN#:** 7351-036-013
- ❖ **Monthly Rent:** \$1.72 PSF Gross (\$16,309.00)
- ❖ **Asking Sale Price:** \$8,000,000 (\$372.50)



INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING

JEFFERY A. TUREK

Vice President
BRE# 01260097

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🌐 www.jeffturek.com

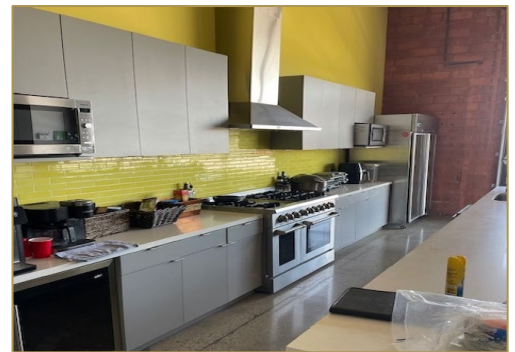
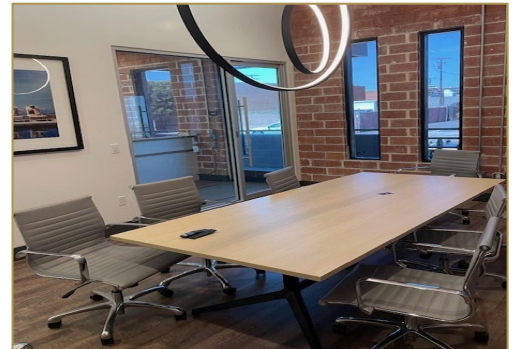
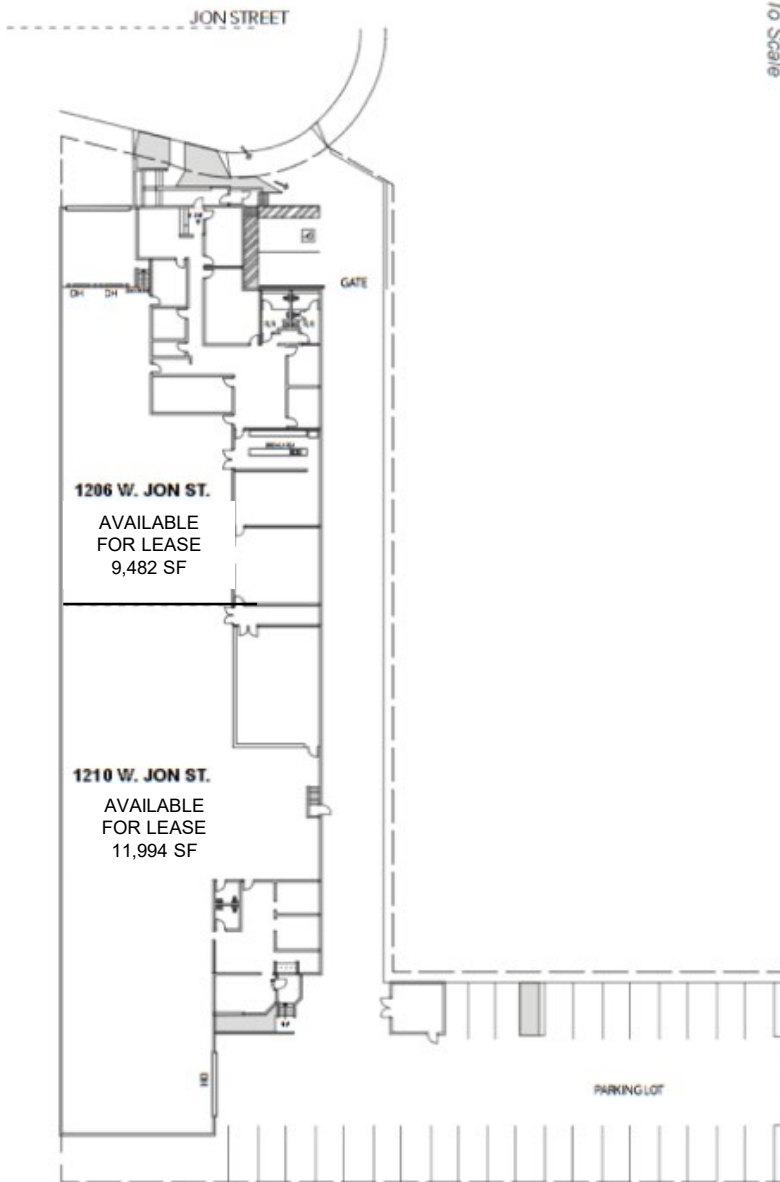
RE/MAX
COMMERCIAL & INVESTMENT REALTY®

WAREHOUSE FOR LEASE/SALE

1206 West Jon Street

Torrance (Unincorporated Los Angeles County), California 90502

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