

WAREHOUSE FOR LEASE/SALE

1210 West Jon Street

Torrance (Unincorporated Los Angeles County), California 90502

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING

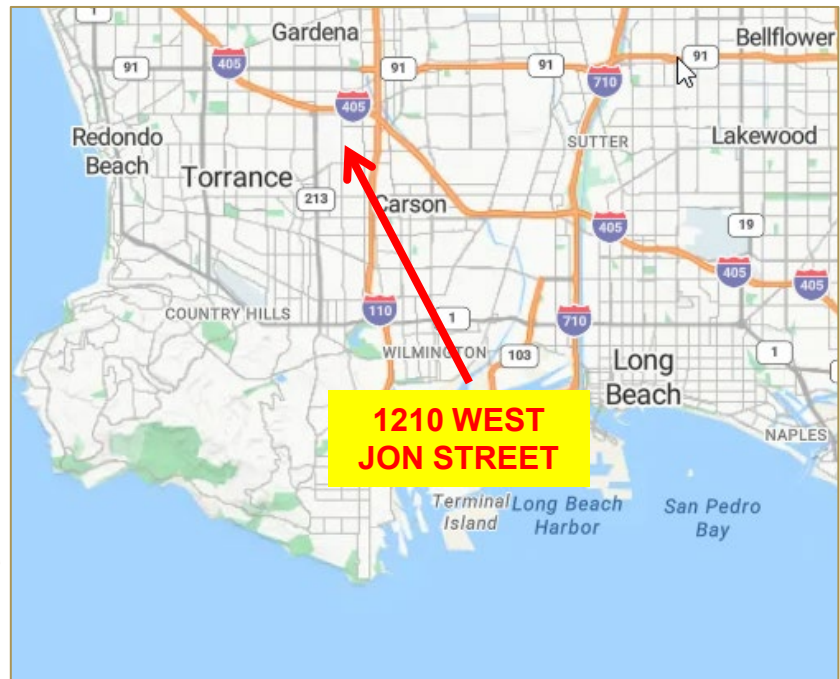


*** OUTSTANDING VALUE ***

*** DOCK HIGH LOADING * UNINCORPORATED LA COUNTY ***

*** PROXIMITY TO WORLD PORTS, LAX, 405/110/91 FREEWAYS ***

- ❖ **Total Square Footage:** 11,994 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 (18' x 10')
- ❖ **Office Area:** 2,356 Square Feet
- ❖ **Clear Height:** 20'8"-22'3" (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:** \$1.45 PSF Gross (\$17,391.00)
- ❖ **Asking Sale Price:** \$8,000,000 (\$372.50)



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JEFFERY A. TUREK

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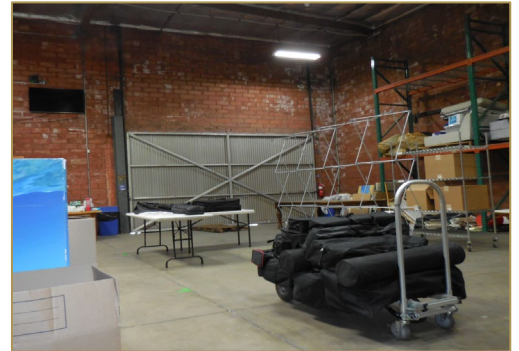
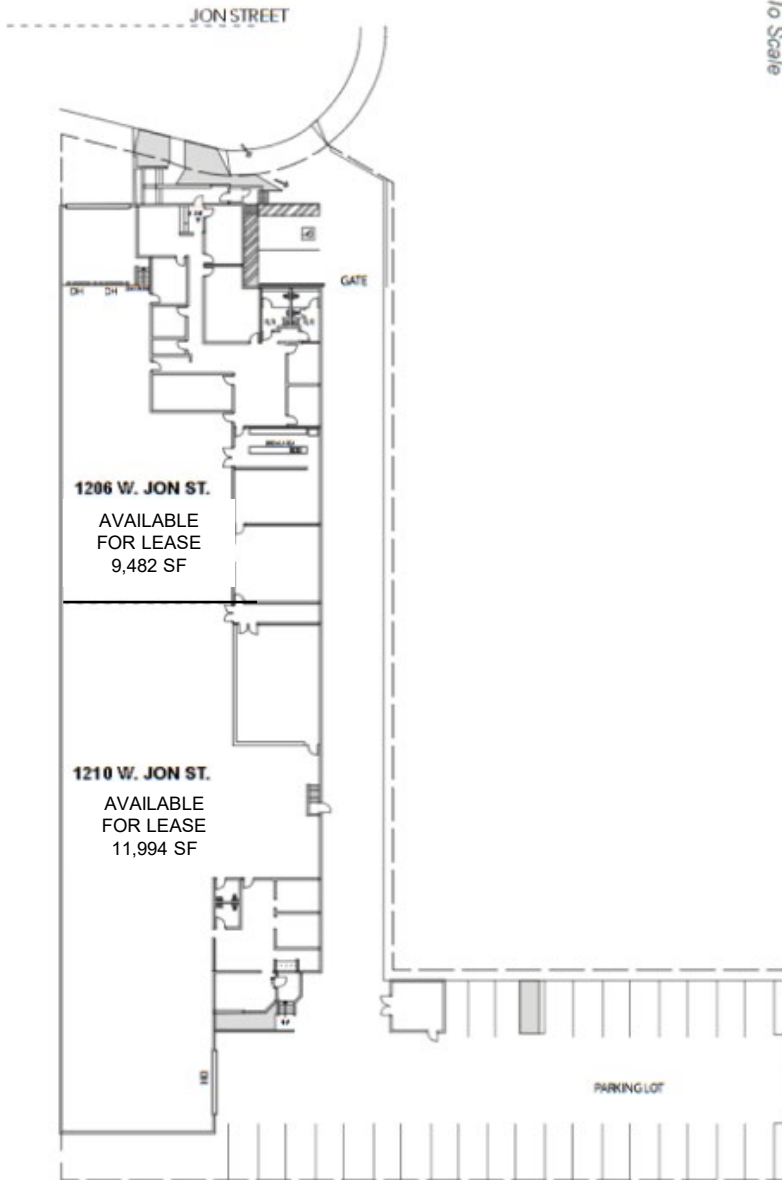
RE/MAX
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