

Available SF 5,800 SF

Industrial For Lease

Building Size 5,800 SF



**Address:** 2413 Moreton St, Torrance, CA 90505  
**Cross Streets:** Pennsylvania Ave/Lomita Blvd

5,800 SF Building on 16,000 SF Lot  
 Best Torrance Location - Near Palos Verdes Peninsula  
 Additional 3,500 SF of Functional Space Under Cover  
 Concrete Yard, 600 Amps of 480V, Low Property Tax  
 Bow-Truss Roof (12'6" Under Beam to 19')

<b>Lease Rate/Mo:</b> \$7,018	<b>Sprinklered:</b> No	<b>Office SF / #:</b> 1,500 SF / 5
<b>Lease Rate/SF:</b> \$1.21	<b>Clear Height:</b> 12'	<b>Restrooms:</b> 2
<b>Lease Type:</b> NNN	<b>GL Doors/Dim:</b> 2 / 12'x12'	<b>Office HVAC:</b> Heat & AC
<b>Available SF:</b> 5,800 SF	<b>DH Doors/Dim:</b> 0	<b>Finished Ofc Mezz:</b> 0 SF
<b>Minimum SF:</b> 5,800 SF	<b>A: 600 V: 480 O: 3 W: 4</b>	<b>Include In Available:</b> No
<b>Prop Lot Size:</b> 0.37 Ac / 16,154 SF	<b>Construction Type:</b> Masonry	<b>Unfinished Mezz:</b> 500 SF
<b>Term:</b> Acceptable to Owner	<b>Const Status/Year Blt:</b> Existing / 1962	<b>Include In Available:</b> Yes
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b> No	<b>Possession:</b> 01/15/2021
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces:</b> 5 / <b>Ratio:</b> 0.9:1	<b>Vacant:</b> No
<b>Taxes:</b> \$3,000 / 2020	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> Fenced / Paved	<b>Specific Use:</b> Manufacturing	<b>Market/Submarket:</b> Torrance
<b>Zoning:</b> M1		<b>APN#:</b> 7376-002-004
<b>Listing Company:</b> Klein Commercial Real Estate		
<b>Agents:</b> <a href="mailto:jimklein@kleincom.com">Jim Klein 310-451-8121</a>		
<b>Listing #:</b> 25218577	<b>Listing Date:</b> 10/09/2020	<b>FTCF:</b> CB250Y125S000/A0AA
<b>Notes:</b> Additional parking available from neighbor.		

