

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')

Lease Rate/Mo: \$7,018
Lease Rate/SF: \$1.21
Lease Type: NNN
Available SF: 5,800 SF
Minimum SF: 5,800 SF
Prop Lot Size: 0.37 Ac / 16,154 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$3,000 / 2020
Yard: Fenced / Paved
Zoning: M1

Sprinklered: No
Clear Height: 12'
GL Doors/Dim: 2 / 12'x12'
DH Doors/Dim: 0
A: 600 V: 480 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1962
Whse HVAC: No
Parking Spaces: 5 / **Ratio:** 0.9:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 1,500 SF / 5
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 500 SF
Include In Available: Yes
Possession: 01/15/2021
Vacant: No
To Show: Call broker
Market/Submarket: Torrance
APN#: 7376-002-004

Listing Company: Klein Commercial Real Estate

Agents: [Jim Klein 310-451-8121](mailto:jimklein@kleincom.com)

Listing #: 25218577

Notes: Additional parking available from neighbor.

Listing Date: 10/09/2020

FTCF: CB250Y125S000/A0AA



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