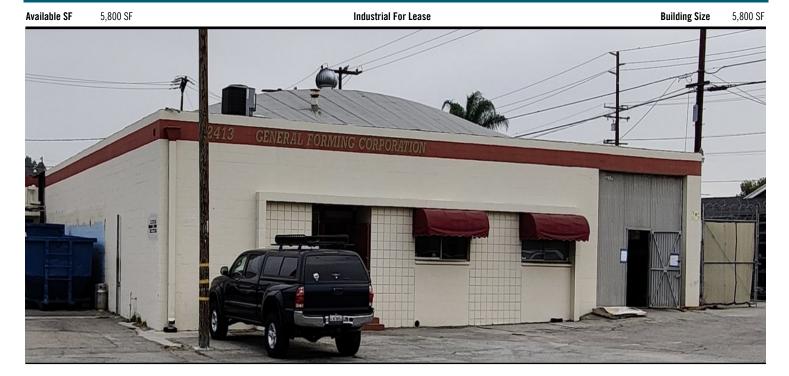


Klein Commercial Real Estate

1204 W. Gardena Blvd., # A Gardena, CA 90247 | 310-451-8121



Address: Cross Streets:

2413 Moreton St, Torrance, CA 90505 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')

No

12'

2 / 12'x12'

Masonry

No

Existing / 1962

/ Ratio: 0.9:1

Manufacturing

10/09/2020

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Whse HVAC:

Rail Service:

Specific Use:

A: 600 V: 480 O: 3 W: 4

Const Status/Year Blt:

Construction Type:

Parking Spaces: 5

 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

Listing Company: Klein Commercial Real Estate
Agents: Jim Klein 310-451-8121

Listing #: 25218577 Listing Date:

Notes: Additional parking available from neighbor.

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

FTCF: CB250Y125S000/AOAA

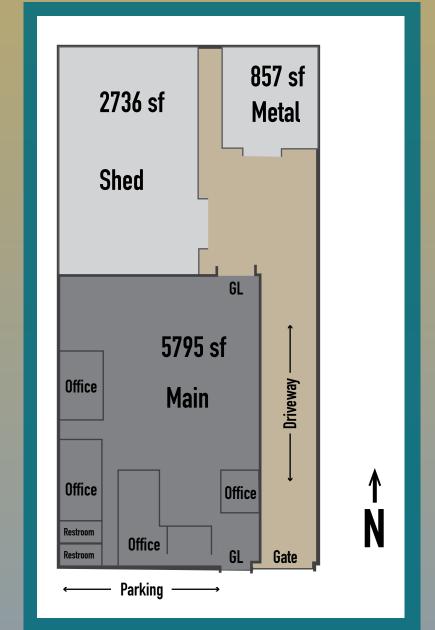
APN#:







7376-002-004





Klein Commercial Real Estate, Inc. 1204 W. Gardena Blvd, #A Gardena, CA 90247 Tel. 310-493-0053 www.kleincom.com



