

Available SF 20,943 SF

Industrial For Lease

Building Size 114,933 SF



Property Name: Crenshaw Business Center
Address: 18720 Crenshaw Blvd, Torrance, CA 90504
Cross Streets: Crenshaw Blvd/W 190th St

Excellent Warehouse/Distribution Facility
 Immediate Access to the 405 Freeway
 High Image Torrance Location
 Refurbished Office

Lease Rate/Mo:	\$33,718	Sprinklered:	Yes	Office SF / #:	4,500 SF / 10
Lease Rate/SF:	\$1.61	Clear Height:	24'	Restrooms:	4
Lease Type:	Net / Op. Ex: \$0.24	GL Doors/Dim:	1 / 9'x12'	Office HVAC:	Heat & AC
Available SF:	20,943 SF	DH Doors/Dim:	4 / (2) 8'x12' (2) 18'x14'	Finished Ofc Mezz:	0 SF
Minimum SF:	20,943 SF	A: 600 V: 277/480 0: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1974	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	06/01/2026
Sale Price/SF:	NFS	Parking Spaces: 30 / Ratio: 1.4:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Yes	Specific Use:	Warehouse/Distribution	Market/Submarket:	Torrance
Zoning:	M2			APN#:	4090-021-030

Listing Company: The Klabin Company
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Listing #: 44736294 **Listing Date:** 04/20/2026 **FTCF:** CB250N000S000/OAA
Notes: Sprinkler calculation: .33/4000. Plans in place to remove 1,500 SF warehouse office. Lessee to verify all information contained herein.



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