

Available SF 15,150 SF

Industrial For Lease

Building Size 31,200 SF



Address: 20218 Hamilton Ave, Torrance, CA 90502

Cross Streets: Hamilton Ave/W Del Amo Blvd

Adjacent To The Harbor Freeway
±0.25 Miles South Of The San Diego 405 Freeway Interchange
Property Offers Great Corporate Identity
Excellent Freeway Visibility
Fantastic Retail Exposure
Great For a Variety of Light Industrial or Quasi Retail Uses

Lease Rate/Mo: \$18,938
Lease Rate/SF: \$1.25
Lease Type: Gross
Available SF: 15,150 SF
Minimum SF: 15,150 SF
Prop Lot Size: POL
Term: 2-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: M2

Listing #: 44266507

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 0
DH Doors/Dim: 2 / 20'x16' & 12'x11'
A: 200 V: 240 O: 1 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1968

Whse HVAC: No
Parking Spaces: 15 / **Ratio:** 1.0:1/
Rail Service: No
Specific Use: Warehouse/Office

Listing Date: 02/03/2026

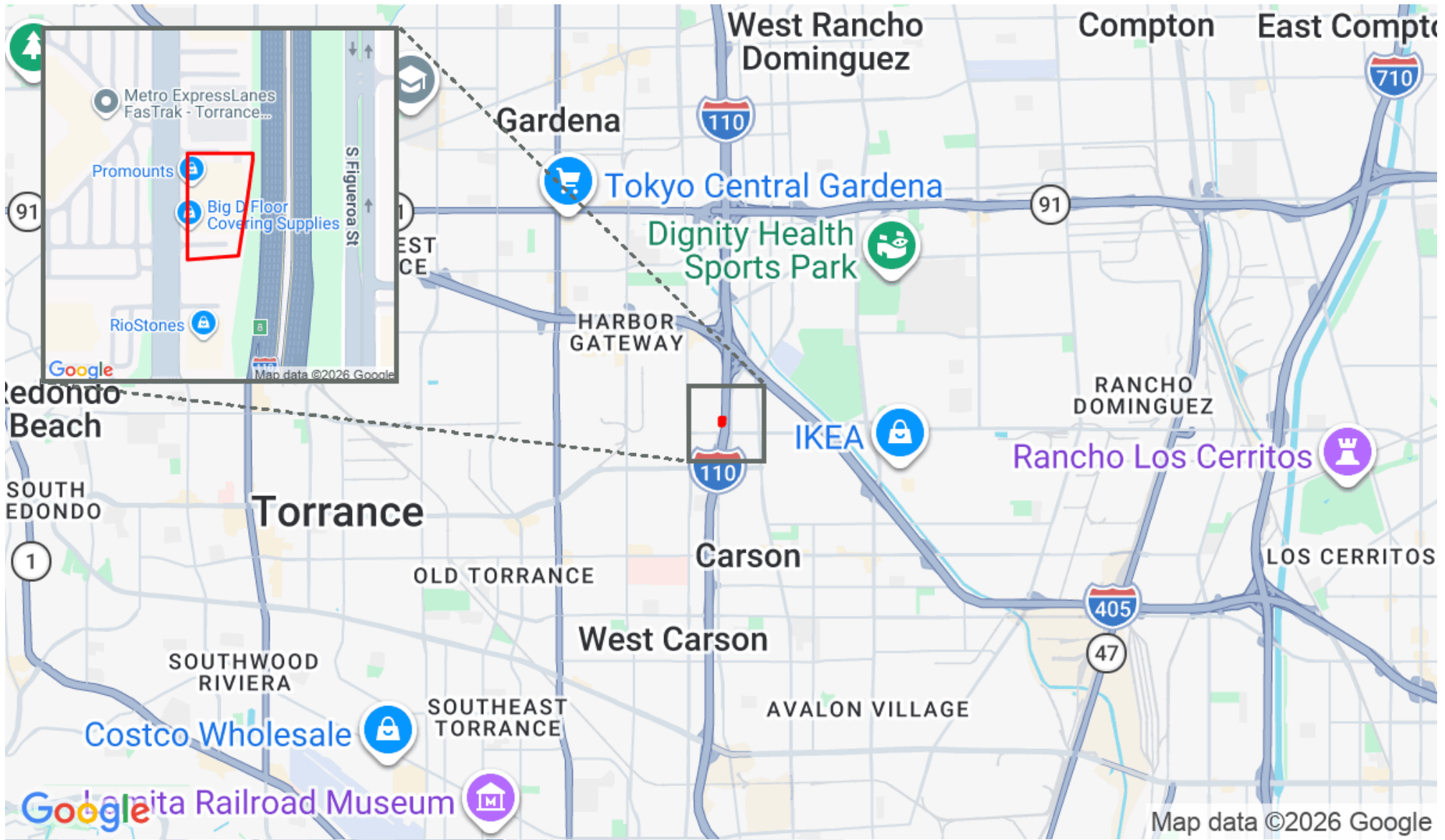
Office SF / #: 1,900 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 1,800 SF
Include In Available: Yes
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Torrance
APN#: 7351-033-006

20218-20220 Hamilton Ave



The Altemus Company

1537 Pontius Avenue Los Angeles, CA 90025 | 310-478-7727



Justin Altemus
justin@altemuscompany.com
310-478-7729

MOODY'S

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

20218-20220 Hamilton Ave



The Altemus Company 1537 Pontius Avenue Los Angeles, CA 90025 | 310-478-7727



**Parcel
Aerial**

20218-20220 Hamilton Ave

20218-20220 Hamilton Ave
Torrance, CA 90502



Justin Altemus
justin@altemuscompany.com
310-478-7729



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.