



Rare South Bay Industrial Property with Residential Redevelopment Potential

- 121,624 SF industrial facility situated on approximately 4.29 acres in the City of Torrance, one of the most sought-after submarkets in the South Bay.
- Highly functional facility featuring 27' clear heights, dock-high and grade-level loading, extensive cold storage infrastructure, and specialized industrial improvements.
- Strategic logistics location with convenient access to the Ports of Los Angeles and Long Beach, major freeways, and Southern California's consumer base.
- Rare redevelopment upside through inclusion in the City of Torrance Housing Corridor Overlay (HCO), allowing a streamlined pathway to future residential development.
- Excellent developer opportunity with short-term sale-leaseback with Seller, providing immediate cash flow during entitlement / repositioning process.



By-right residential development opportunity



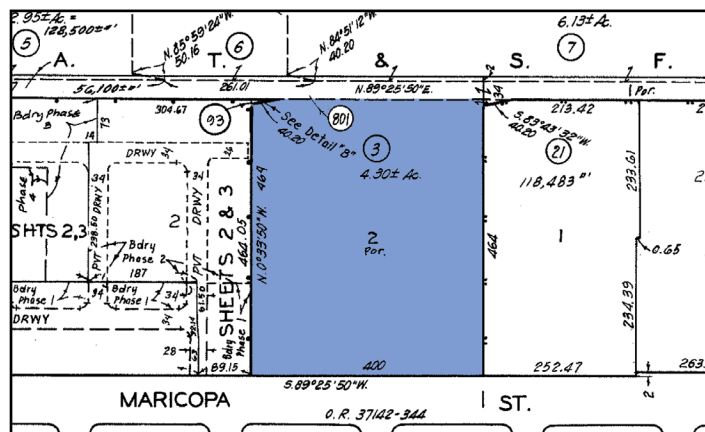
\$150K Average HH Income



Cold storage and processing infrastructure



Strategic access to ports and freeways





SUBMARKET:	City of Torrance
APN:	7352-011-003
BUILDING SIZE:	± 121,624 SF
OFFICE SPACE:	± 6,555 SF
LAND SIZE:	± 4.29 Acres / ± 186,882 SF
INDUSTRIAL ZONING:	TOMI-LT Industrial, Light Manufacturing
RESIDENTIAL ZONING:	HCO Sub-3 • By-Right 75 foot height limit • 31-44 du/ac base density before bonuses
YEAR BUILT:	1967
STORIES:	1
CLEAR HEIGHT:	27'
COLUMN SPACING:	±70' x 23'
LOADING:	3 grade-level doors and 4 roll-up doors, with 5 interior truck wells
POWER:	4,000 amps, 480/277 volts, 3-phase, 4-wire
FIRE SPRINKERS:	Yes
PARKING:	65 spaces; 1.10/1,000 SF
OFFERING PRICE:	Unpriced (please contact Broker)

Get more information

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