

FOR LEASE | 19601 MARINER AVENUE, TORRANCE

±22,476 SF SINGLE TENANT FLEX

FEATURING HEAVY POWER AND 6.5/1,000 PARKING



NEWMARK

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PREMIUM INFRASTRUCTURE: Features heavy power for high demand operations and exceptional 6.5:1,000 parking



SINGLE TENANT OPPORTUNITY: Strong curb appeal and corporate image in a rare flex building with abundant parking and heavy power



HEALTHCARE ADJACENT: Torrance Memorial Medical Center and Providence Little Company of Mary nearby



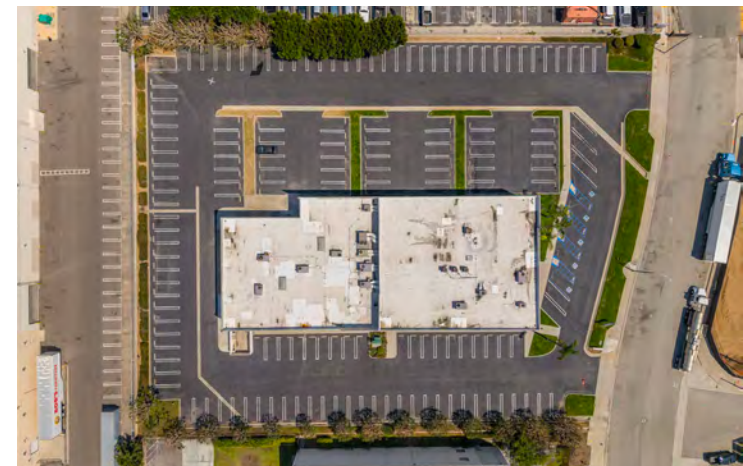
FREEWAY ACCESS: Prime South Bay location with quick connectivity to I-405, I-110, and SR-91 and greater Los Angeles



ABUNDANT AMENITIES: Minutes to Del Amo Fashion Center and retail along Hawthorne, Crenshaw, and 190th—offering dining, banking, fitness, hotels



BUSINESS FRIENDLY CITY: Torrance is known for predictable permitting timelines and a long-established industrial ecosystem



19601 MARINER AVENUE, TORRANCE

FLOOR PLAN

RENTABLE SQUARE FEET

1ST FLOOR OFFICE:	±8,300 RSF
2ND FLOOR OFFICE:	±7,840 RSF
1ST FLOOR WAREHOUSE:	±6,336 RSF
TOTAL	±22,476 RSF

RENTAL RATE

\$2.15 per RSF, Modified Gross

WAREHOUSE CLEAR HEIGHT

±18'

GROUND LEVEL LOADING DOOR

1 - 10' x 14'

YEAR BUILT

1986

MAIN POWER

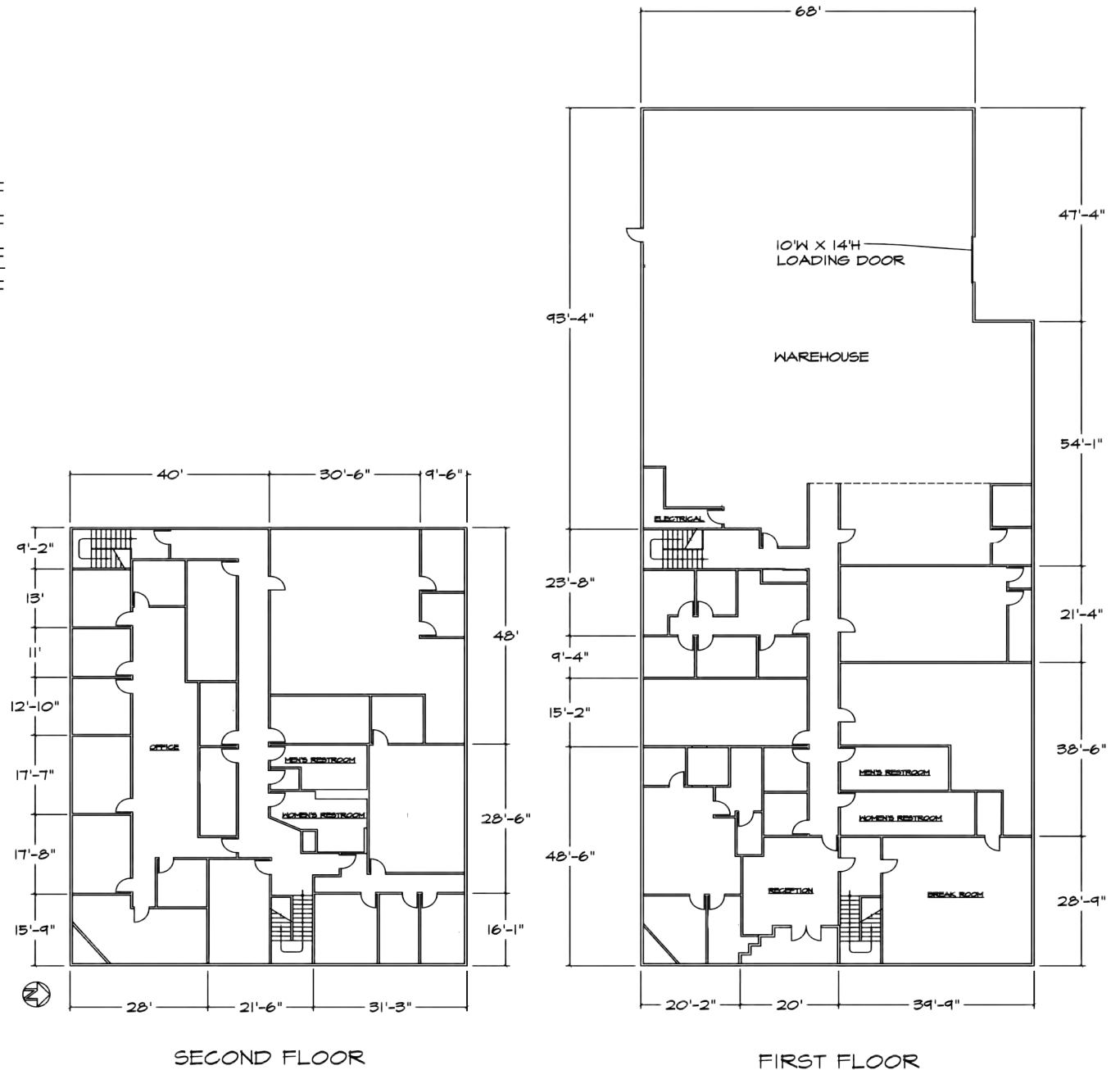
800A/277- 480V 3P 4W HEAVY

PARKING RATIO

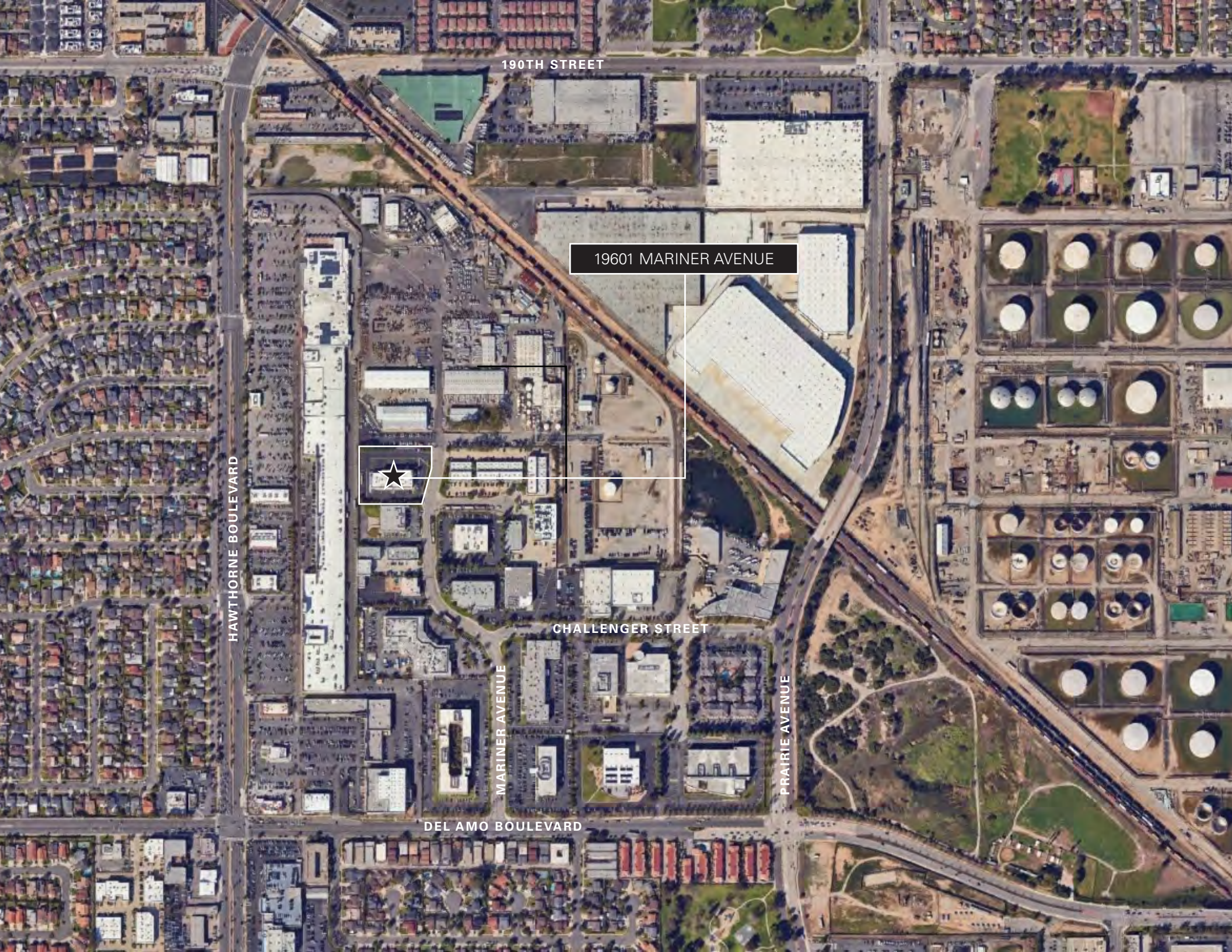
6.5/1,000

ZONING

M2



NEWMARK



190TH STREET

19601 MARINER AVENUE

HAWTHORNE BOULEVARD

CHALLENGER STREET

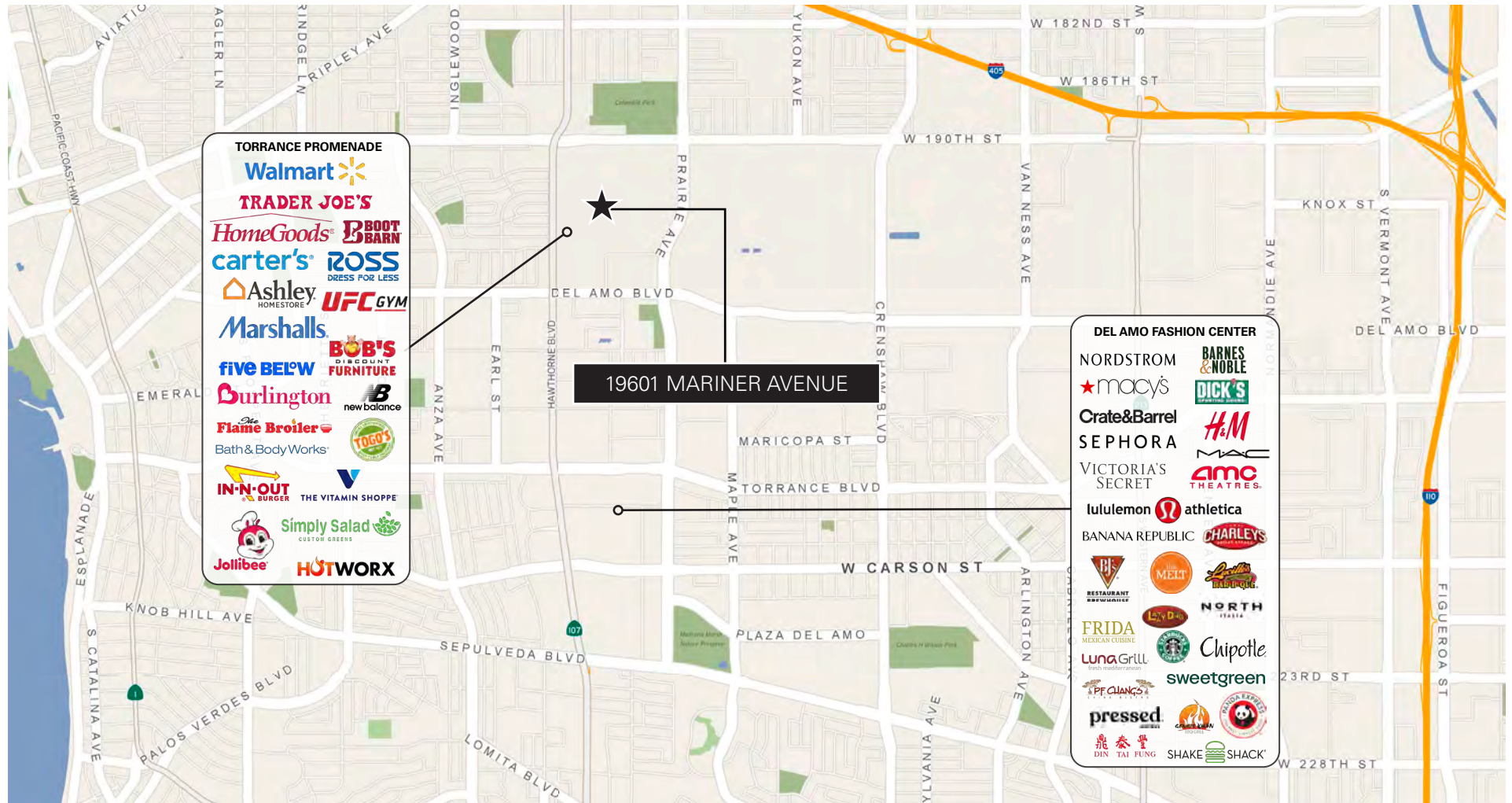
MARINER AVENUE

PRAIRIE AVENUE

DEL AMO BOULEVARD

19601 MARINER AVENUE, TORRANCE

LOCATION MAP



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