



ATRIUM

BUSINESS CENTER

OVERFLOW
PARKING

23760-23790, 23804 & 23824 Hawthorne Blvd.
Torrance, CA 90505

Colliers

FOR LEASE

WAREHOUSE
FLEX SPACE

Kyle Degener

Senior Vice President
License No. 01793817
+1 310 321 1805
kyle.degener@colliers.com

Thacher Goodwin

Vice President
License No. 01758949
+1 310 321 1821
thacher.goodwin@colliers.com

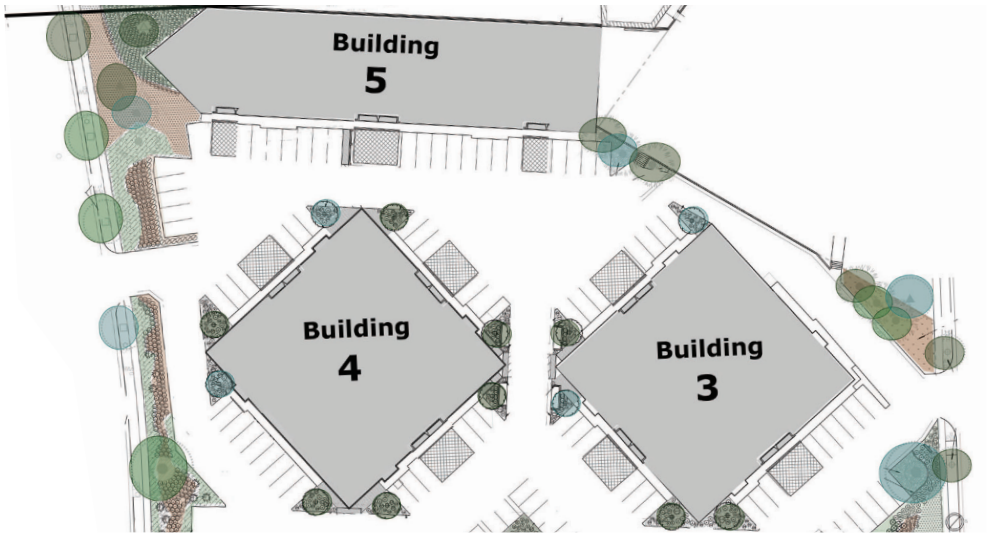
Carter Rudnick

Senior Associate
License No. 01978170
+1 310 321 1835
carter.rudnick@colliers.com

Property Highlights

- Flex industrial warehouse and office campus with private entrances and office amenities
- Heavy power (each building): approx. 1,200-1,600 AMP / 3 phase / 4 wire
- Flex industrial buildings with second floor office, production/storage, mezzanine space surrounding an open atrium with expansive glass line
- Zoned industrial
- Adjacent to major amenities
- Ground-level buildings (6-8 per building)
- Abundant on-site and off-site parking or van storage. Madison lot can accommodate an additional (192) parking spaces.

Summary

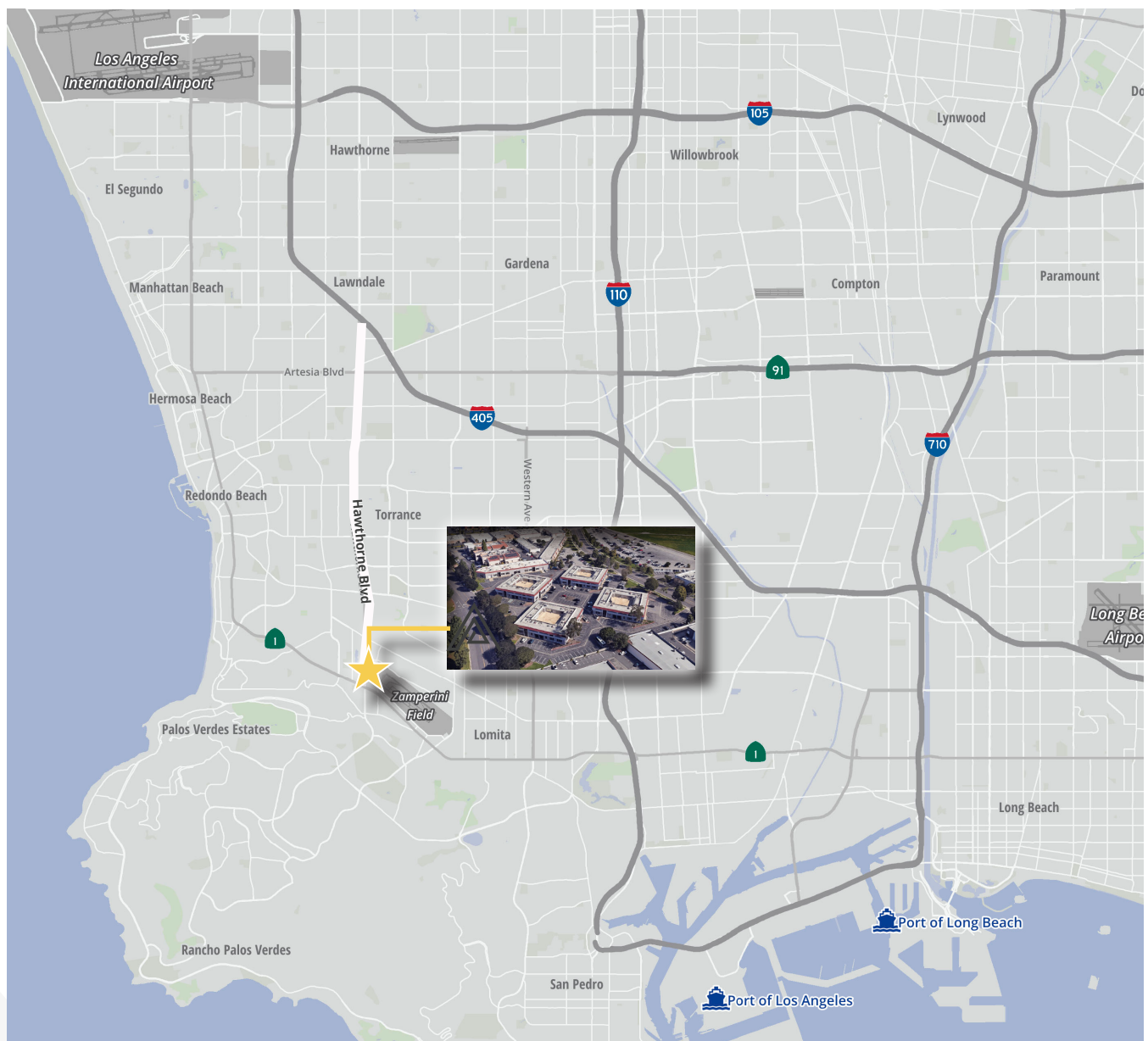


<u>Building</u>	<u>Status</u>	<u>Page</u>
3	Two (2) Units Available	5
4	One (1) Unit Available	6
5	One (1) Unit Available 10.26	7

Location

Location Overview

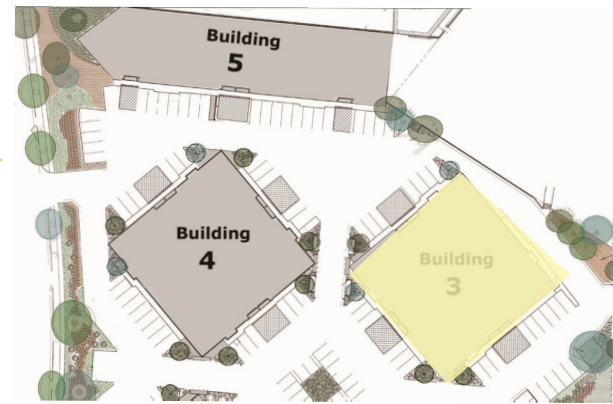
- Great Beach Cities location
- Conveniently located at the base of Palos Verdes in South Torrance
 - No Gross Receipts tax
- Adjacent to Torrance Airport and various retail amenities
- Ample Parking: 4 parking stalls per 1,000 SF
- Located along Hawthorne Blvd. just north of PCH. Additional parking options and open street parking



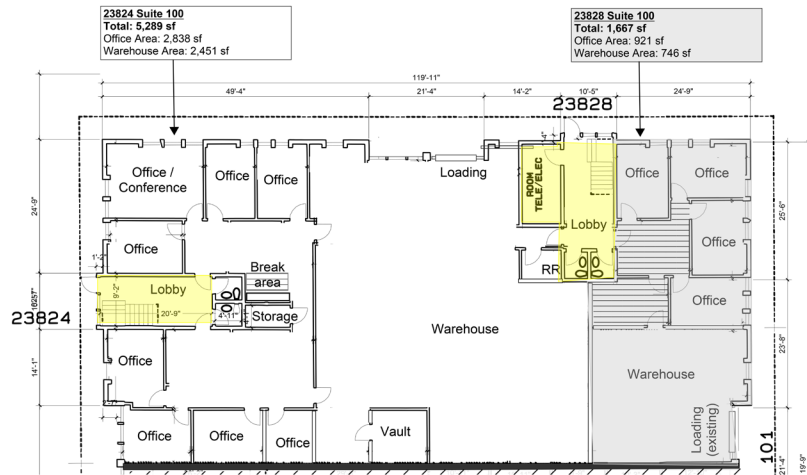
Photos



Building 3 - Leasing Options



First Floor



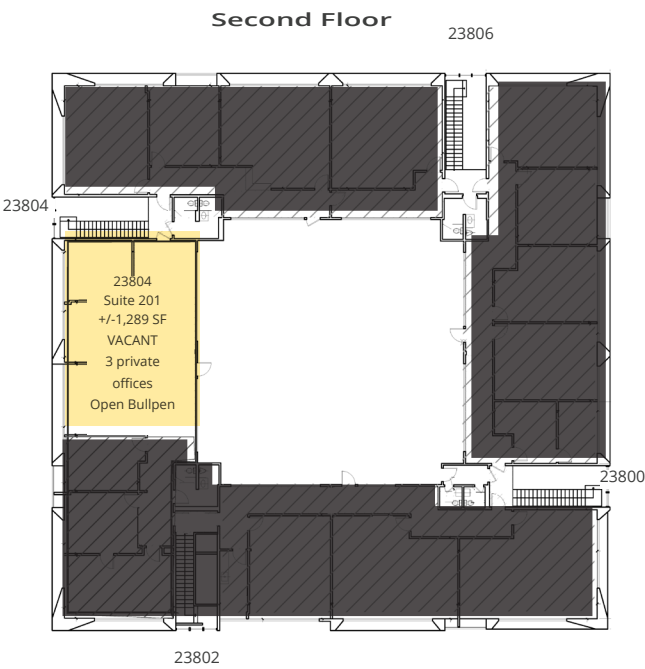
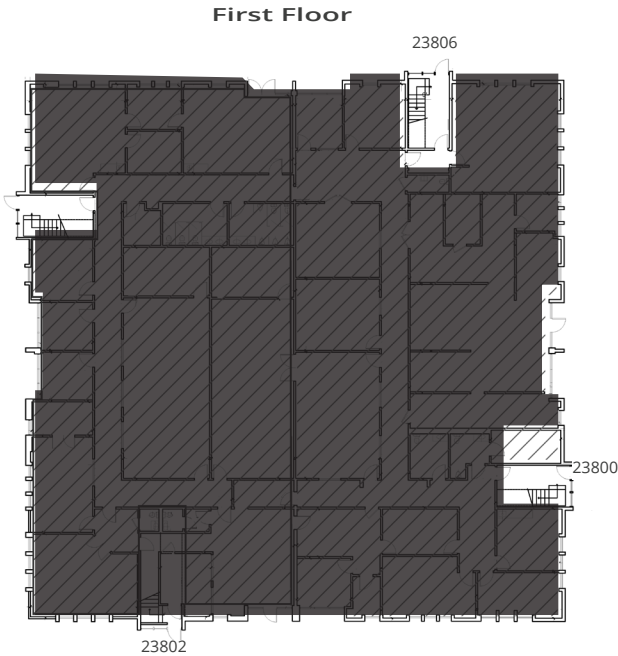
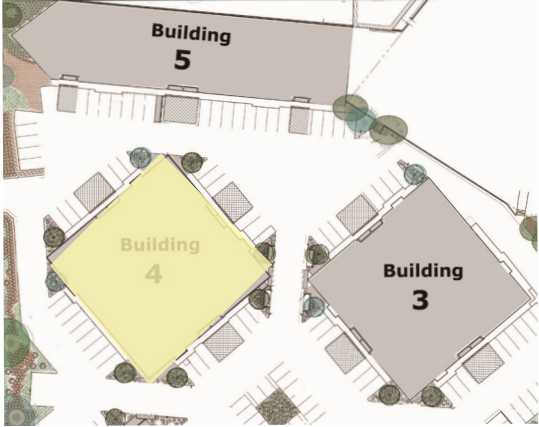
Second Floor



Building 3

Unit Size	Total Size	Warehouse	Office	Base Lease Rate
23824 - 100	5,289 SF	2,451 SF	2,838 SF	\$2.00 PSF
23824 - 201	802 SF	0 SF	802 SF	\$2.00 PSF

Leasing Options - Building 4



BUILDING 4			
Unit Address	Unit Size	Warehouse	Office
23804 - 201	1,289 SF	0 SF	1,289 SF

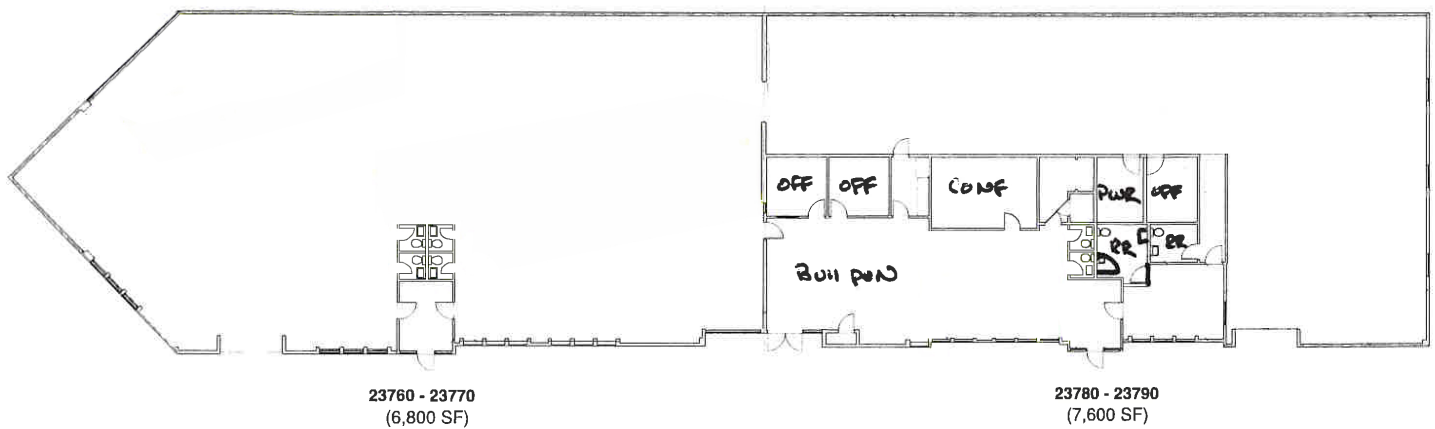
Building 5 - Leasing Options

Leasing Options Building 5 14,400/sf

Can be demised to 6,800/sf & 7,600/sf



First Floor



Available September 1st, 2026 - 6,800/sf

Available January 1, 2027 - Whole Building



Local Companies

