

PRIME SOUTH BAY LOCATION

OFFERING MEMORANDUM  
SINGLE TENANT VALUE-ADD INVESTMENT /  
FUTURE OWNER-USER OPPORTUNITY



± 31,753 SQ. FT. INDUSTRIAL/FLEX BUILDING

2580 W 237<sup>th</sup> St., Torrance, CA 90505

**Voit**  
REAL ESTATE SERVICES

**CARGILE**  
COMMERCIAL GROUP

2580 W 237<sup>TH</sup> ST., TORRANCE, CALIFORNIA

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OWNER EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OFFER TO PURCHASE THE PROPERTY OR TO TERMINATE ANY NEGOTIATIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT WRITTEN NOTICE. OWNER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATIONS TO ANY PROSPECTIVE PURCHASER UNLESS AND UNTIL A WRITTEN PURCHASE AND SALE AGREEMENT HAS BEEN FULLY EXECUTED, DELIVERED AND APPROVED BY OWNER AND ANY CONDITIONS TO OWNER'S OBLIGATIONS THEREIN HAVE BEEN SATISFIED OR WAIVED.

OWNER HAS RETAINED BROKER AS ITS EXCLUSIVE BROKER AND WILL BE RESPONSIBLE FOR ANY COMMISSION DUE TO BROKER IN CONNECTION WITH A SALE OF THE PROPERTY PURSUANT TO A SEPARATE AGREEMENT. BROKER IS NOT AUTHORIZED TO MAKE ANY REPRESENTATION OR AGREEMENT ON BEHALF OF OWNER. EACH PROSPECTIVE PURCHASER WILL BE RESPONSIBLE FOR ANY CLAIMS FOR COMMISSIONS BY ANY OTHER BROKER IN CONNECTION WITH A SALE OF THE PROPERTY IF SUCH CLAIMS ARISE FROM ACTS OF SUCH PROSPECTIVE PURCHASER OR ITS BROKER.

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Exclusively Offered by:

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# THE OFFERING

Voit Real Estate Services is pleased to present the opportunity to acquire 2580 W 237th St. in Torrance, CA — a single tenant freestanding industrial/flex building consisting of approximately 31,753 square feet on 1.22 acres. This property is ideally located within the highly desirable Torrance Airport subset of the South Bay, Los Angeles submarket and serves as the corporate headquarters of SHLA Group, Inc (www.shlagroup.com). SHLA has occupied the property since October, 2020 and utilizes the property for corporate offices, production/manufacturing, and distribution of wood paint & craft stick products.

The property was constructed in 1980 using concrete tilt-up construction. Features include: 23,384 square feet of first floor area, which includes 8,628 square feet of office/production area, 8,369 square feet of second story office area with upstairs restrooms and a kitchen, 19' minimum warehouse clearance, fire sprinklers, 55 parking stalls, a large fenced yard, 4 ground level doors, 4 dock high loading positions via an external loading platform, and 1,600 A, 120/208V 3 phase power (verify).

The property is ideally located in an exceptional demographic area, which is evidenced by 20–25% of households within a 1–5 mile radius earning between \$150K–\$250K annually (see Population & Income Profile). The property is also strategically positioned between LAX International Airport and Ports of Los Angeles/Long Beach, offering future tenants or owner-users access to major West Coast logistics hubs.

## Property Highlights

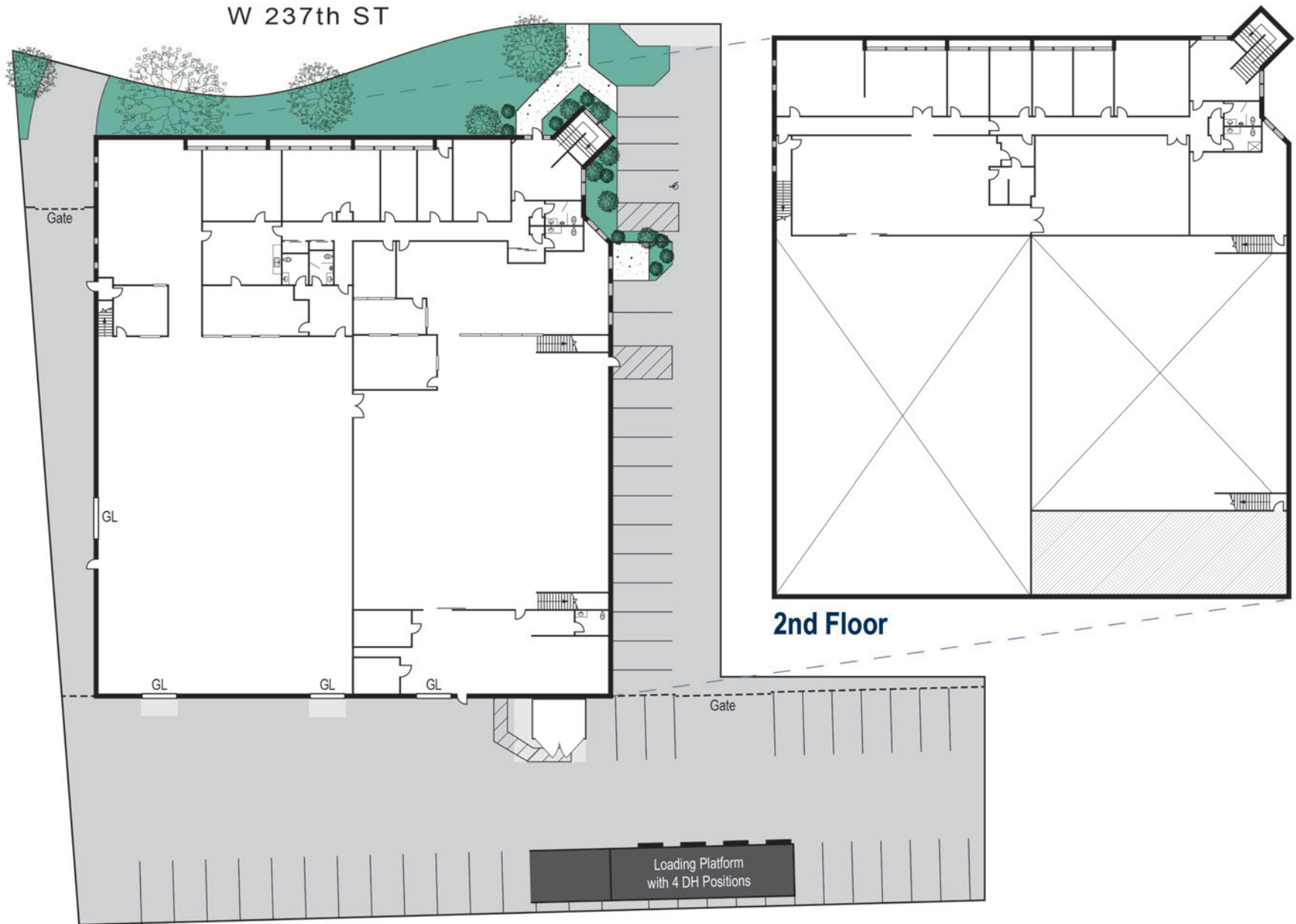
- Tenant occupied since October, 2020
- Gross Lease structure
- Highly desirable South Bay submarket location
- Nearby Access to Pacific Coast Highway, 405/110/710/91 Freeways
- Numerous nearby retail amenities
- Close proximity to multiple nearby affluent communities
- Nearby access to LAX and Ports of Los Angeles/Long Beach
- Tenant has no option to extend
- Significant upside in rent for an investor or ability to occupy after tenant's lease expiration for an owner-user
- Priced approximately 54% below replacement cost and below average PSF of comparable building sales



## Investment Summary

<b>TOTAL BUILDING SIZE</b>	± 31,753 Sq. Ft.
<b>TOTAL LAND AREA</b>	± 1.22 Acres
<b>OFFICE AREA</b>	±8,628 Sq. Ft. First Floor ±8,369 Sq. Ft. Second Floor
<b>LEASE EXPIRATION</b>	September 30, 2027
<b>APPROX. ANNUAL NOI (AS OF 08/1/2026)</b>	\$365,452.02
<b>APPROX. CAP RATE</b>	4.43%
<b>ASKING PRICE</b>	\$8,250,000 (\$259.82 PSF)

# SITE PLAN



# PROPERTY PHOTOS



2580 W 237<sup>TH</sup> ST., TORRANCE, CALIFORNIA



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