

Available SF 12,484 SF

Industrial For Lease

Building Size 24,968 SF

**Address:** 1536 W 228th St, Unit B, Torrance, CA 90501**Cross Streets:** W 228th St/S Western Ave

Clean, Highly Functional Warehouse
 Dock High & Ground Level Loading
 24' Clearance – 27 Car Parking

Lease Rate/Mo: \$17,103
Lease Rate/SF: \$1.37
Lease Type: Net / Op. Ex: \$0.33
Available SF: 12,484 SF
Minimum SF: 12,484 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$23,969 / 2026
Yard: Fenced / Paved
Zoning: M2-1VL

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1 / 21'x14'
DH Doors/Dim: 1 / 10'x10'
A: 400 **V:** 277/480 **O:** 3 **W:** 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 2001

Whse HVAC: No
Parking Spaces: 27 / **Ratio:** 2.2:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,000 SF / 2
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Torrance
APN#: 7347-017-077

Listing Company: The Klabin Company**Agents:** [Todd Taugner 310-329-9000](tel:310-329-9000), [Michael Ouellette 310-329-9000](tel:310-329-9000), [Conner Brown 310-329-9000](tel:310-329-9000)**Listing #:** 45339419**Listing Date:** 07/28/2026**FTCF:** CB300Y200S000/A0AA

Notes: Total expenses of \$.3327 PSF (Taxes=\$.16 psf, Insurance=\$.12 psf, and maintenance + water/fire monitoring/landscaping=\$.0527 psf). Office includes privates, conference room, bullpen, and kitchen. 60' concrete apron at dock hi loading position. Sprinkler calculation: .45/3000. Lessee to verify all information contained herein.



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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

