

INDUSTRIAL WAREHOUSE / SHOWROOM / OFFICE SPACE FOR LEASE

AN APPROX. 5,370 SQ. FT. BUILDING | AN APPROX. 10,000 SQ. FT. FENCED LOT

22441 Western Ave., Torrance, CA 90501



WAREHOUSE + SHOWROOM | LARGE FENCED YARD | LARGE GROUND LEVEL DOORS | BONUS LARGE METAL SHED

FOR MORE INFORMATION CONTACT:

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DRE Lic. 02119909

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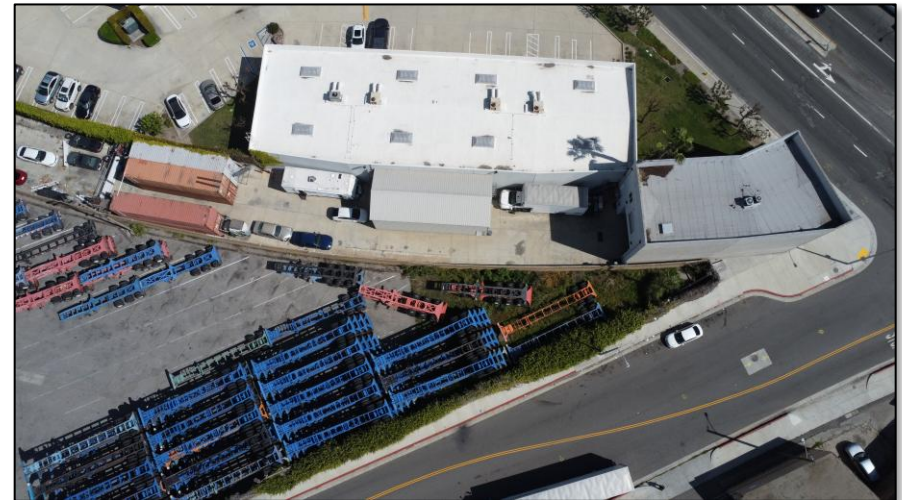
PROPERTY SUMMARY

ADDRESS	22441 Western Ave., Torrance, CA 90501
APN	7357-029-028
BUILDING SIZE	Approx. 5,370 Sq. Ft. (Per Site Plans)
TOTAL LOT SIZE	Approx. 10,000 Sq. Ft. (Per Owner Measurements)
YEAR BUILT	2021
ZONING	Torrance M2 – Heavy Manufacturing
DRIVE THROUGH	Yes
CLEAR HEIGHT	16' Warehouse Clear Height
GROUND DOORS	Two 18'W x 16'H Doors / Third Level 8'W x 9'H Door
BONUS METAL SHED	Yes – with 14'W x14'H Door
RESTROOMS	One in Rear Yard / Two In Building
YARD	Yes - Fenced

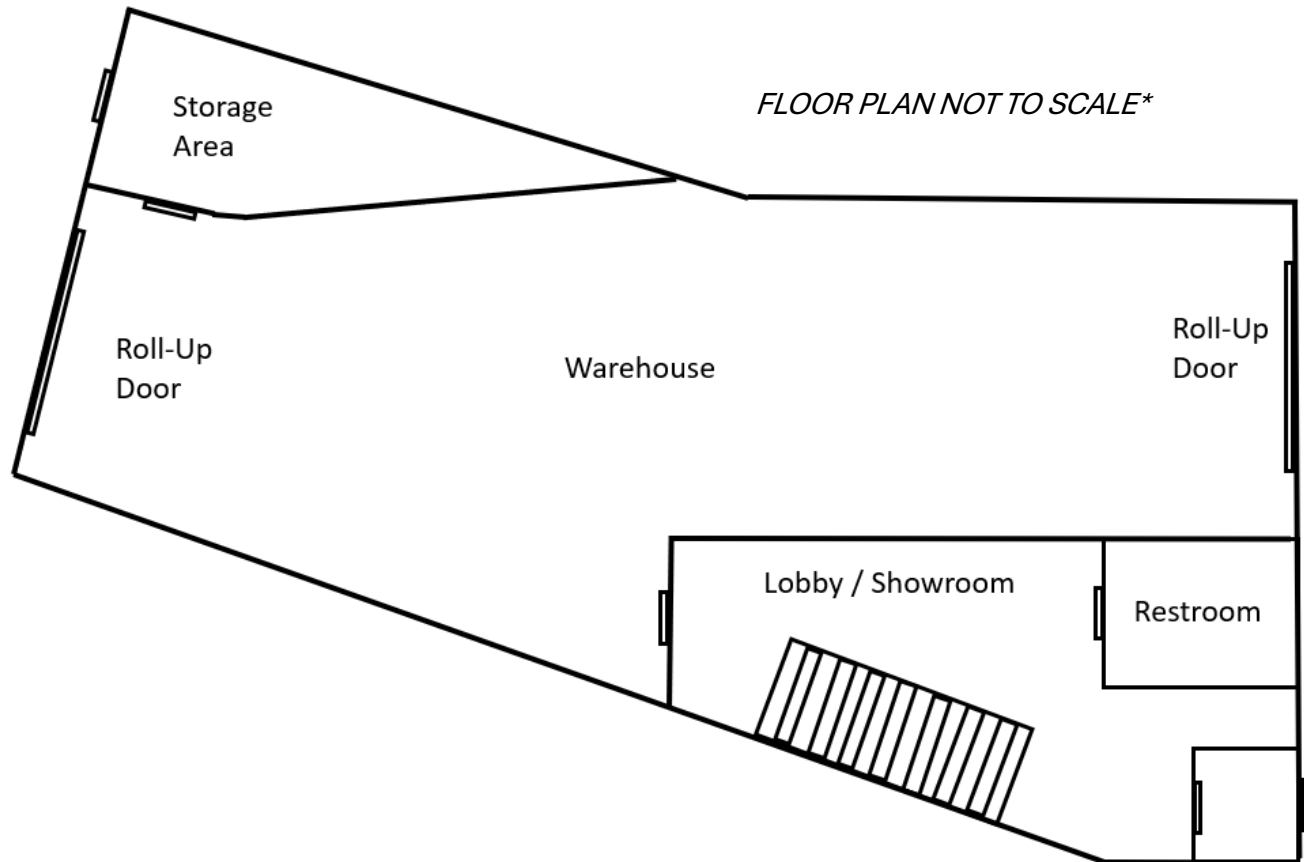
CONTACT BROKER FOR INFORMATION AND PRICING:

GABRIEL PASILLAS

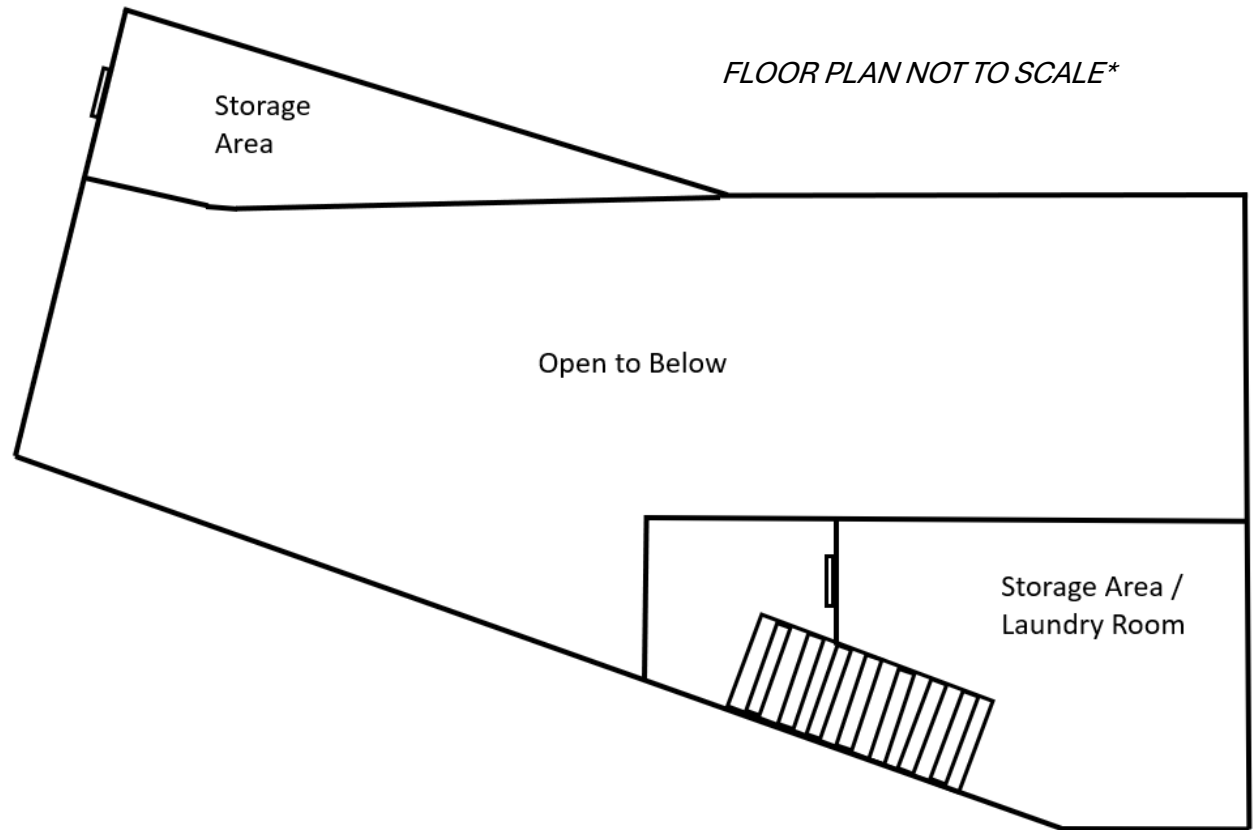
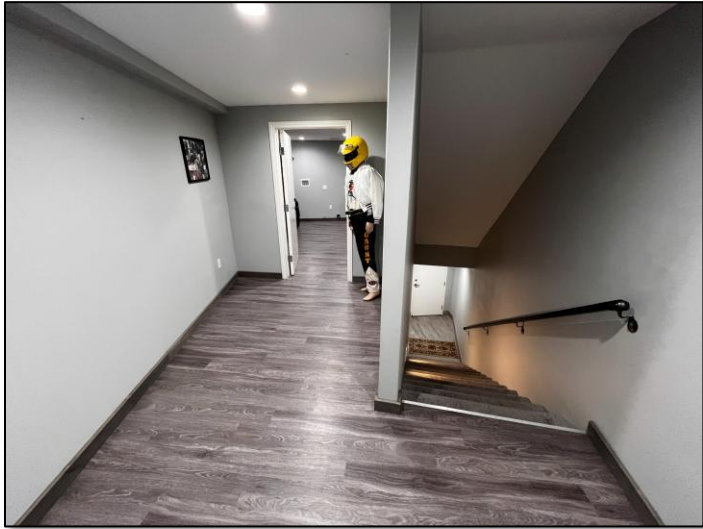
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FIRST FLOOR PHOTOS & PLAN*



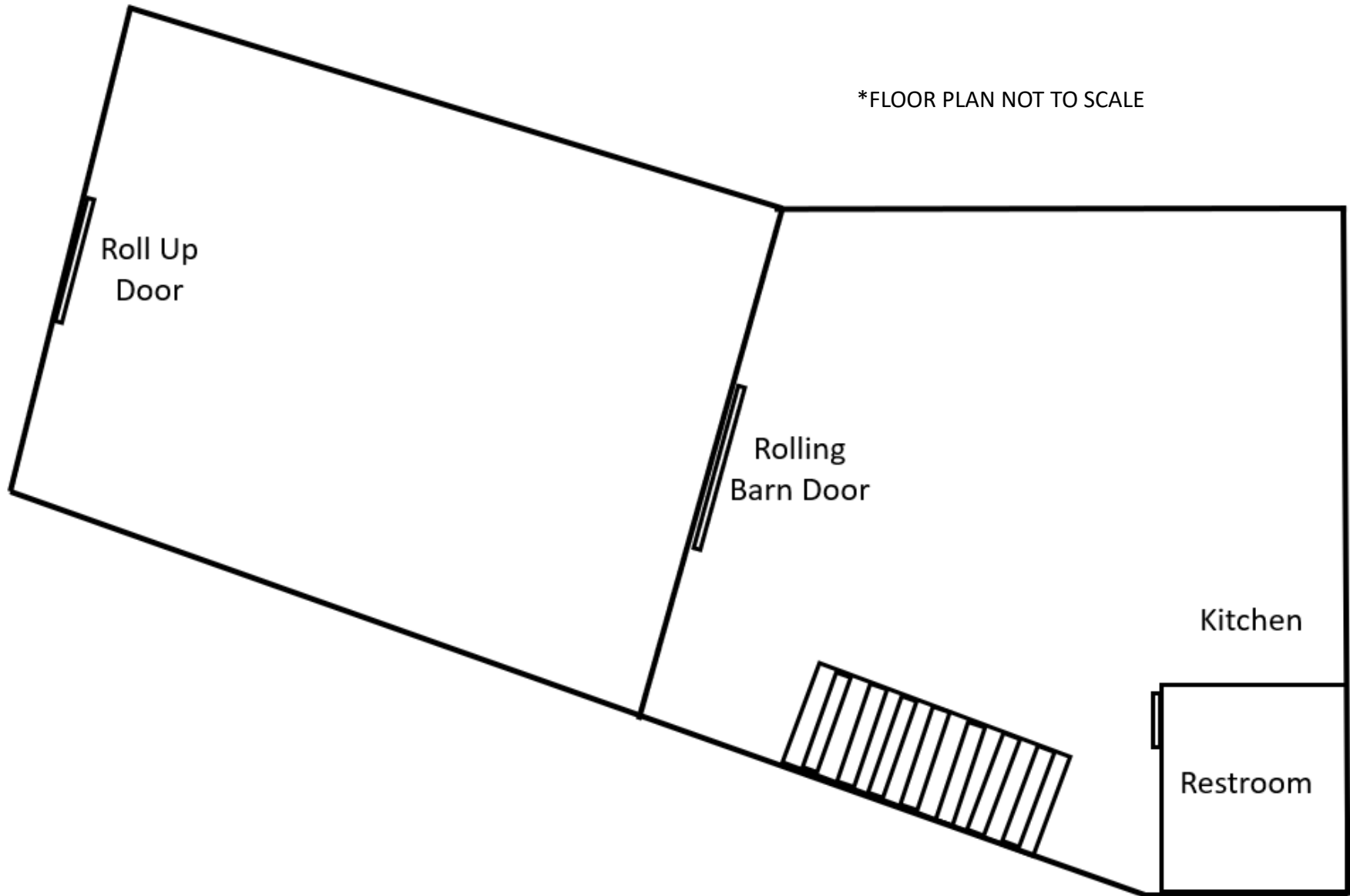
SECOND FLOOR PHOTOS & PLAN*



THIRD FLOOR PHOTOS



THIRD FLOOR PLAN*



CONTACT **EXCLUSIVE AGENT:**



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