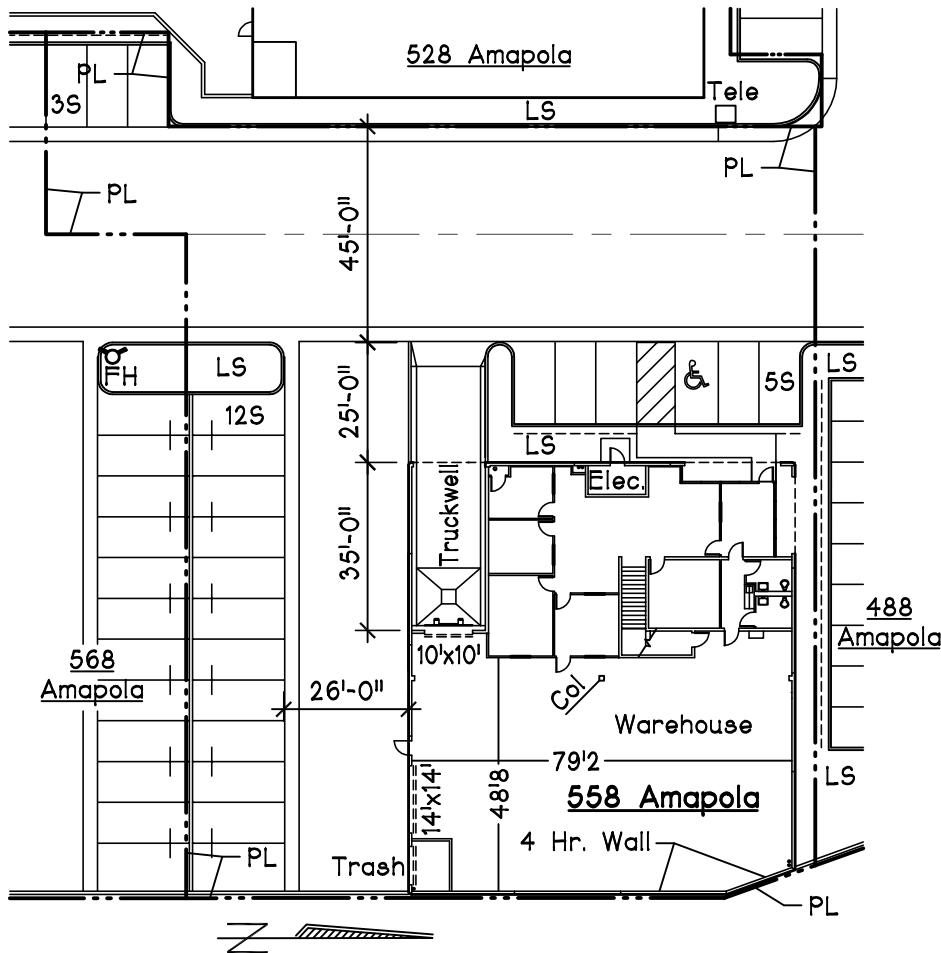


558 Amapola Avenue City of Torrance, CA 90501

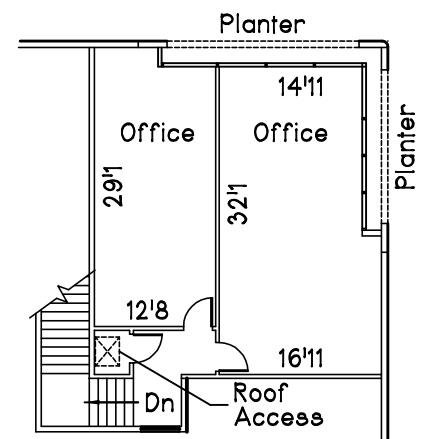


**Total Sq. Ft.
w/ Mezzanine
8,224 Sq. Ft.**

**Footprint
7,209 Sq. Ft.**

**Ground Floor Office
(Excludes Entry, Shop RR)
2,286 Sq. Ft.**

**Mezzanine Office
(Includes Landing)
1,015 Sq. Ft.**



Mezzanine Office Plan

Scale: 1" = 20'

Torrance Business Center

*Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features Developed by Lyons & Lyons Properties.

*Loading: Overnight 60' Concrete Truckwell Dock; (1) 10'x10' Dock High and (1) 14'x14' Ground Level Door.

*Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); 0.45/3000 Fire Sprinklers; White Scrim Ceilings; Polished and Sealed 5" Thick Reinforced Concrete Slab; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; 24' Clear Height; Pearl White Walls; LED Lights.

*Utility Service: 400 Amp, 277/480 Volt, 3 Phase with add'l conduit capacity;

Natural Gas Stubbed; 2" Heavy Duty Water Service.

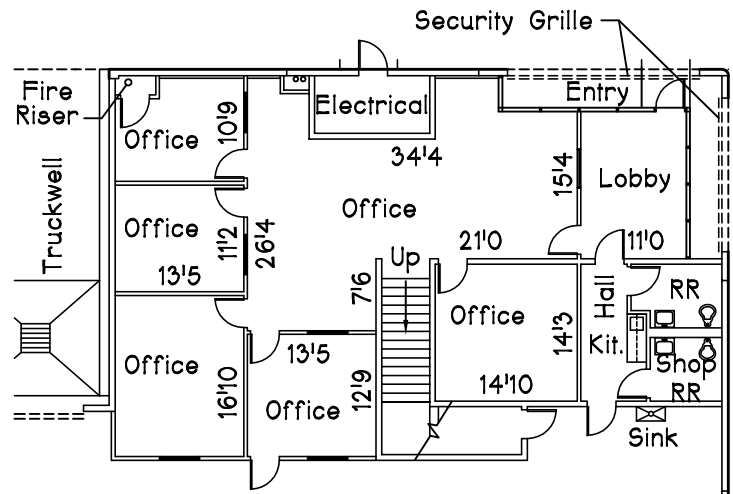
*Downstairs Office: Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished and Sealed Concrete Slab w/ Vinyl Basecove.

*Enclosed Mezzanine Office w/ Sprinklers; HVAC; Vaulted Ceiling; 2'x4' LED Fixtures; Finished Walls over Concrete; Monitoring Windows; w/ Luxury Vinyl Tile Flooring and Vinyl Basecove.

*Exclusive Parking Stalls; Heavy Duty Asphalt Paving.

*Secured Concrete Trash Enclosure Vault.

*Experienced Landlord with Additional Buildings For Expansion. *Low City Business Fees.



Warehouse

Office Plan

Scale: 1" = 20'

Parking Summary

20	Standard
1	Handicap

Scale: 1" = 40' 226-027

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(949) 633-1621
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7-16-2026