

FOR LEASE

±22,476 SF SINGLE TENANT FLEX

19601 MARINER AVENUE, TORRANCE



NEWMARK

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PORT AND AIRPORT

PROXIMITY: Minutes to the Ports of LA/Long Beach and convenient to LAX Airport



SINGLE TENANT OPPORTUNITY:

Strong curb appeal and corporate image in a rare flex building with abundant parking and heavy power



HEALTHCARE ADJACENT:

Torrance Memorial Medical Center and Providence Little Company of Mary nearby



FREEWAY ACCESS:

Prime South Bay location with quick connectivity to I-405, I-110, and SR-91 and greater Los Angeles



ABUNDANT AMENITIES:

Minutes to Del Amo Fashion Center and retail along Hawthorne, Crenshaw, and 190th—offering dining, banking, fitness, hotels

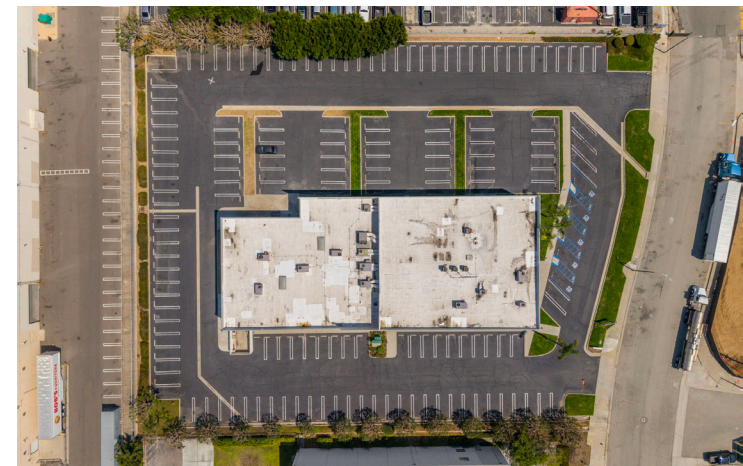


BUSINESS FRIENDLY CITY:

Torrance is known for predictable permitting timelines and a long-established industrial ecosystem



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PROPERTY DETAILS

RENTABLE SQUARE FEET

1ST FLOOR OFFICE:	±8,300 RSF
2ND FLOOR OFFICE:	±7,840 RSF
1ST FLOOR WAREHOUSE:	±6,336 RSF
TOTAL	±22,476 RSF

RENTAL RATE

\$2.15 per RSF, Modified Gross

WAREHOUSE CLEAR HEIGHT

±18'

GROUND LEVEL LOADING DOOR

1- 10' x 14'

YEAR BUILT

1986

MAIN POWER

800A/277- 480V 3P 4W HEAVY

PARKING RATIO

6.5/1,000

ZONING

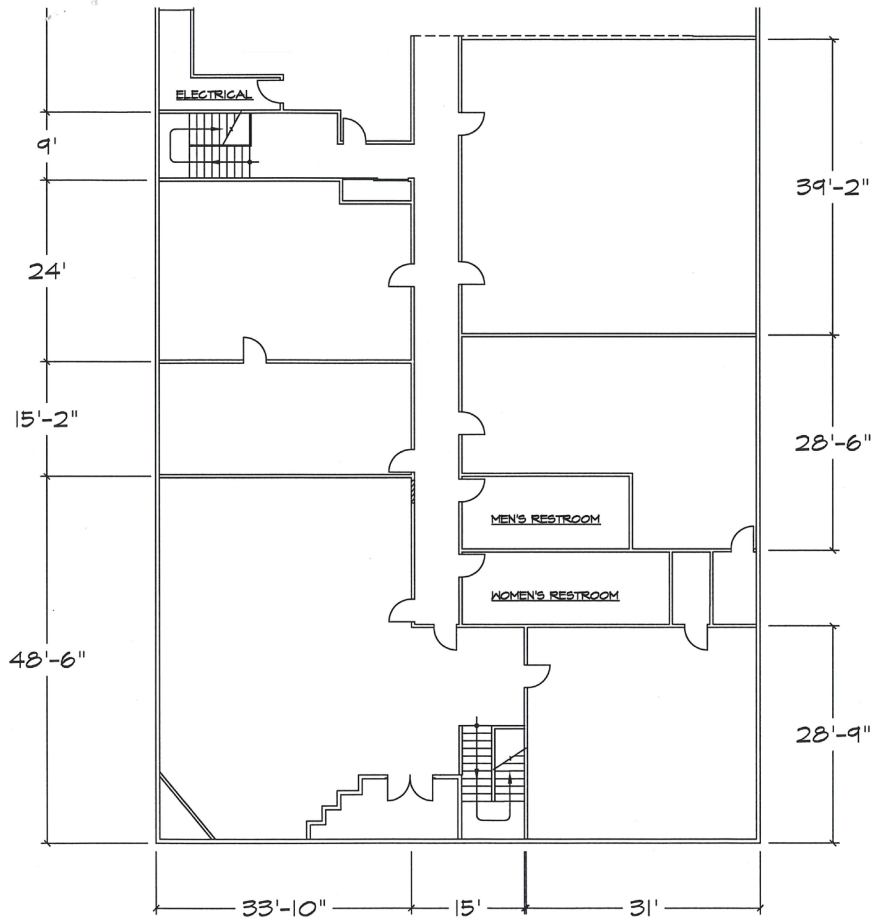
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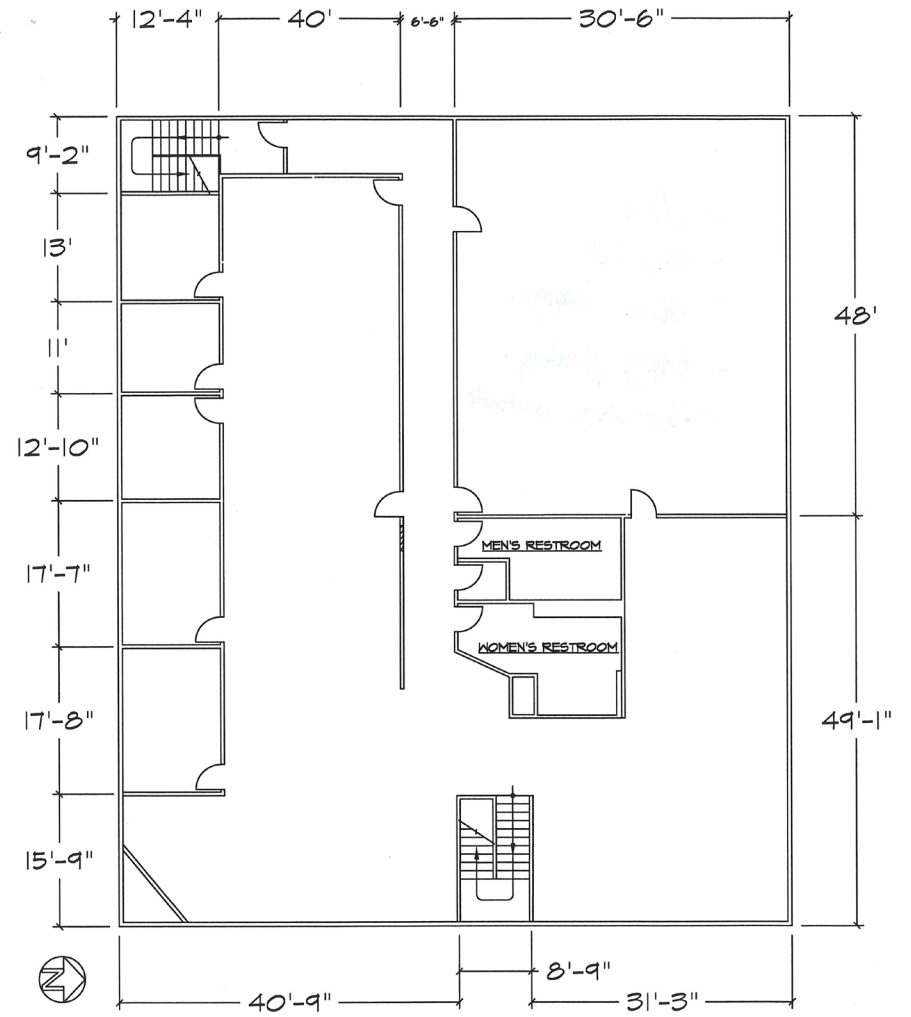


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OFFICE FLOOR PLAN



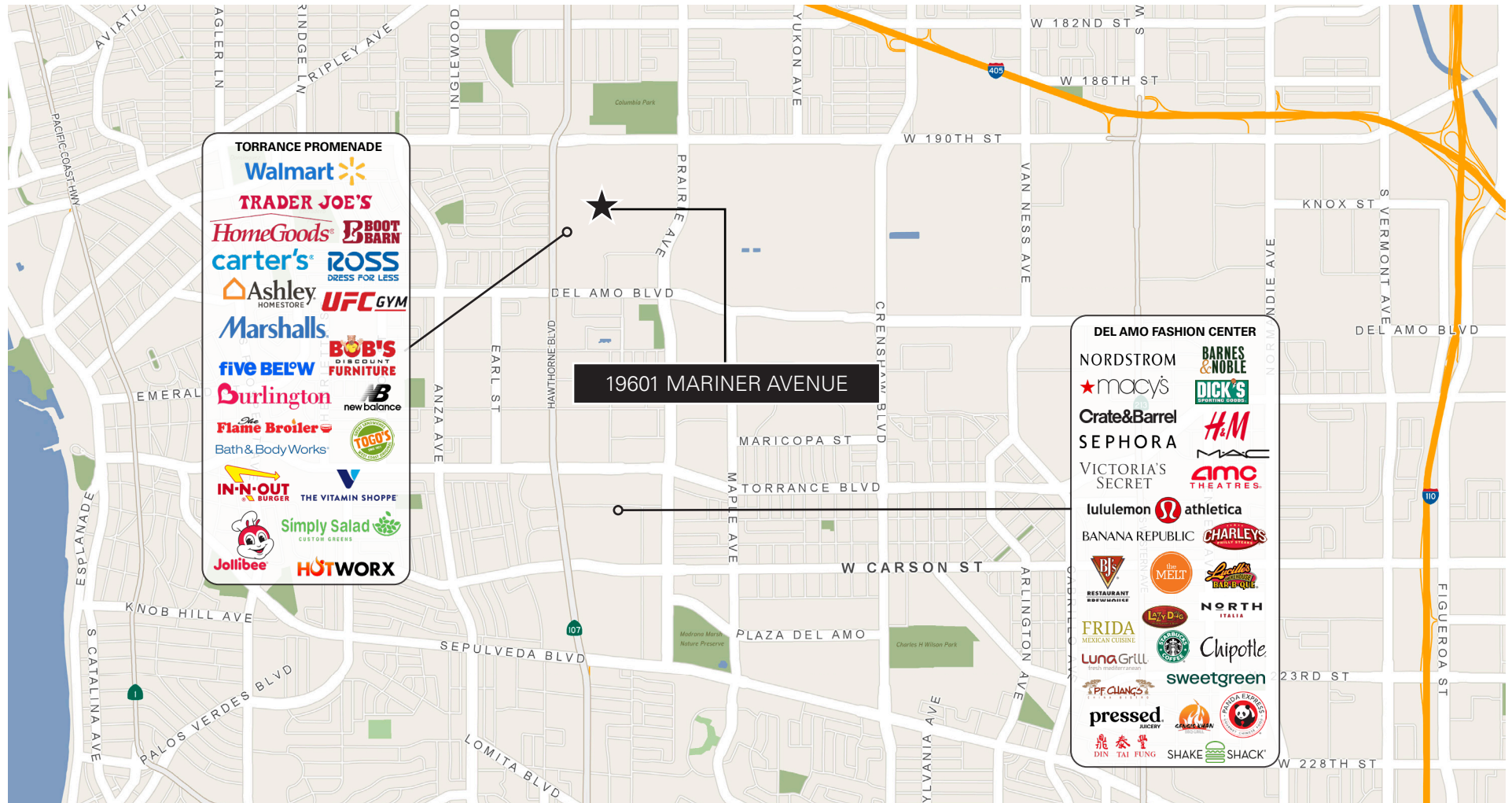
FIRST FLOOR ±8,300 RSF



SECOND FLOOR ±7,840 RSF

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LOCATION MAP



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