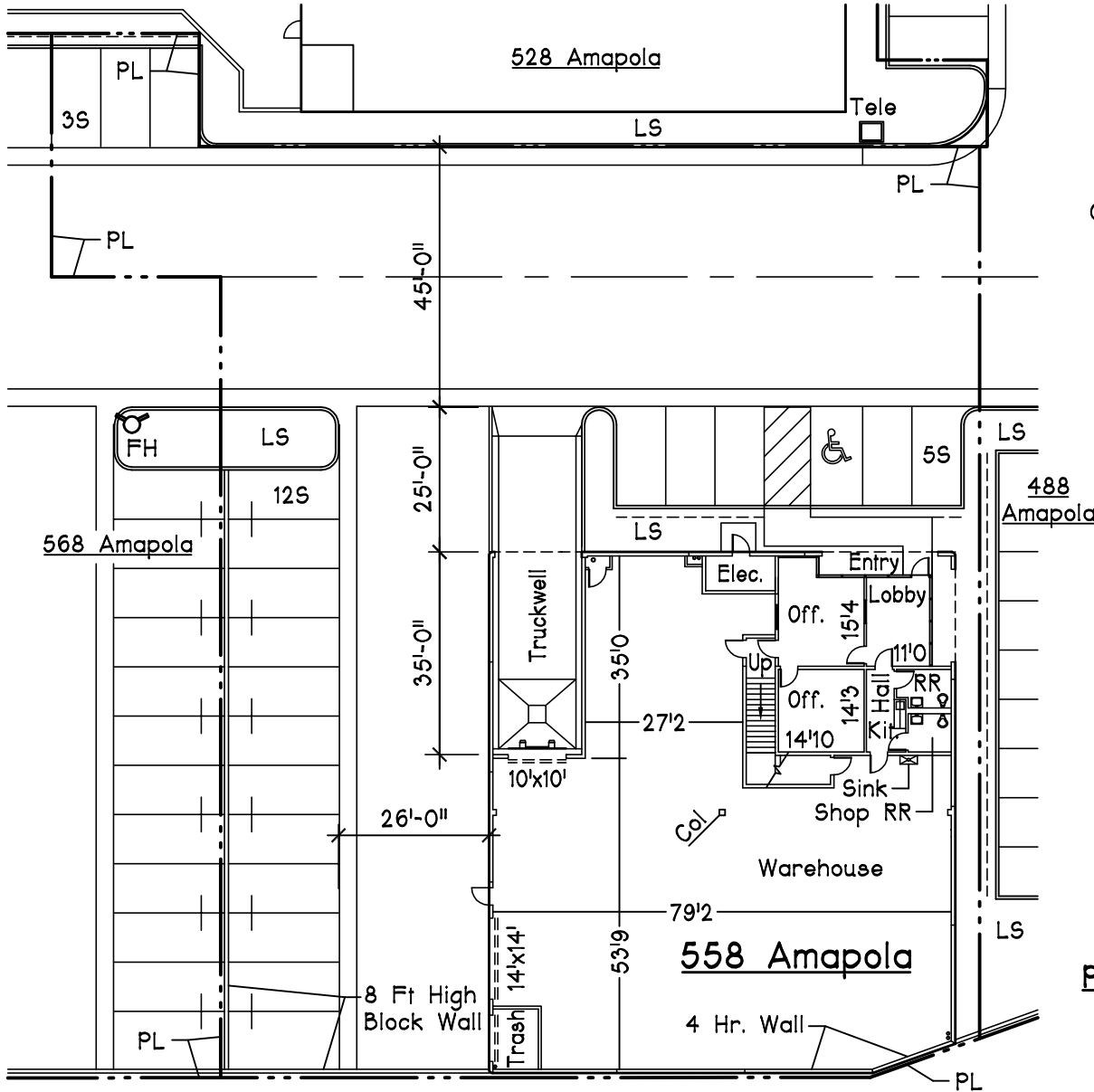


558 Amapola Avenue City of Torrance, CA 90501

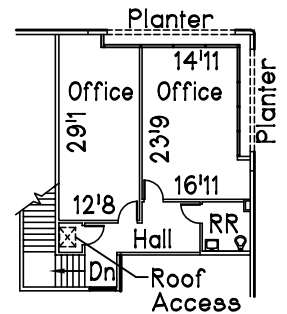


**Total Sq. Ft.
w/ Mezzanine
8,224 Sq. Ft.**

Footprint
7,209 Sq. Ft.

Ground Floor Office
(Excludes Entry,
Shop RR)
1,076 Sq. Ft.

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



**Mezzanine
Office Plan**

Parking Summary

20 Standard
1 Handicap

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/ Restroom; 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.

Scale: 1" = 30' 226-027

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7-16-2026