

FOR SALE/LEASE

±30,393 SF

Free Standing Divisible Building

20100 NORMANDIE AVE

Torrance, CA 90502

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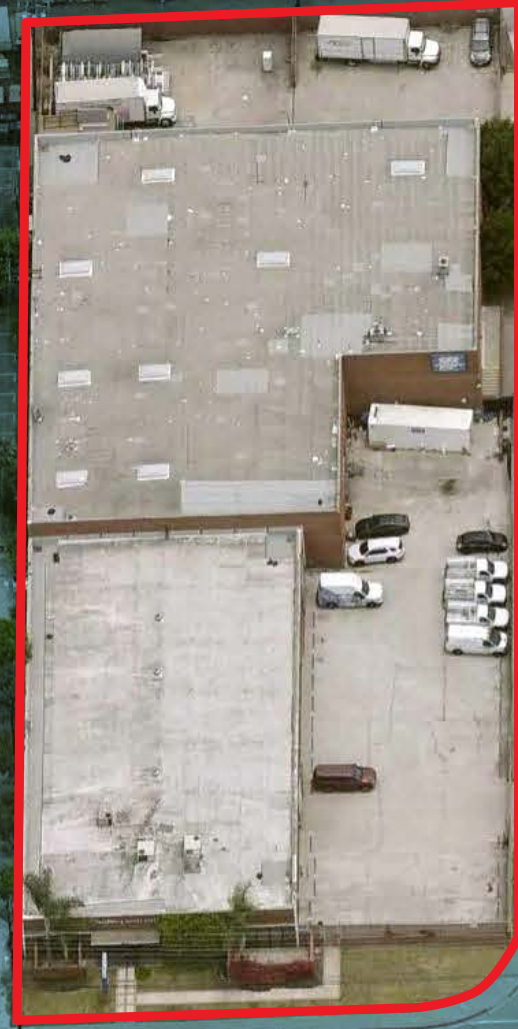
310.279.6379

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310.492.3557



JON ST

NORMANDIE AVE

# ASSET PROFILE



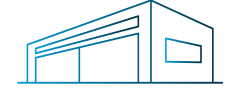
## SITE ADDRESS

20100 NORMANDIE AVE  
Torrance, CA 90502



## LAND SIZE

±1.28 Acres  
(±55,999 SF)



## EXISTING BUILDING

Free Standing Divisible  
Building



## CLEARANCE

16 - 20 Feet



## LOADING

Dock High and Grade  
Level Loading



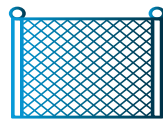
## POWER

1,200 AMPS!



## OFFICE

5,555 SF



## FENCED LOT



## PROXIMITY

Major Boulevard  
Exposure/



## ZONED

LCM2 / Unincorporated LA  
County Zoning Benefits /  
Torrance P.O.

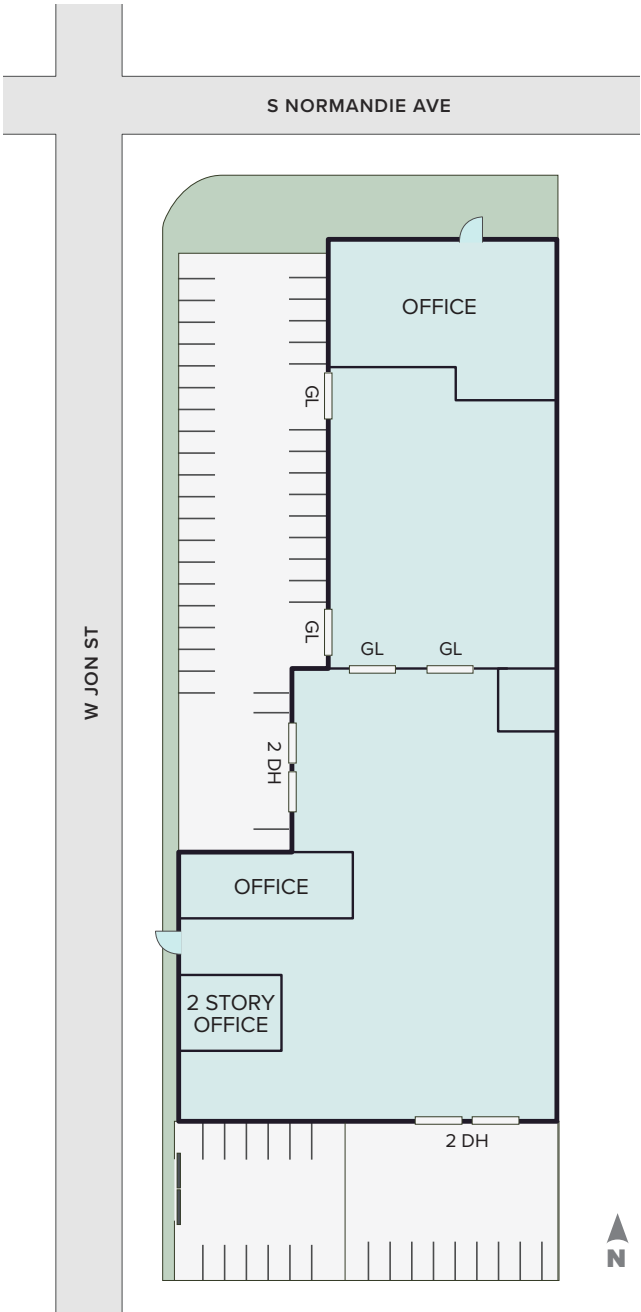


## OPTIONS

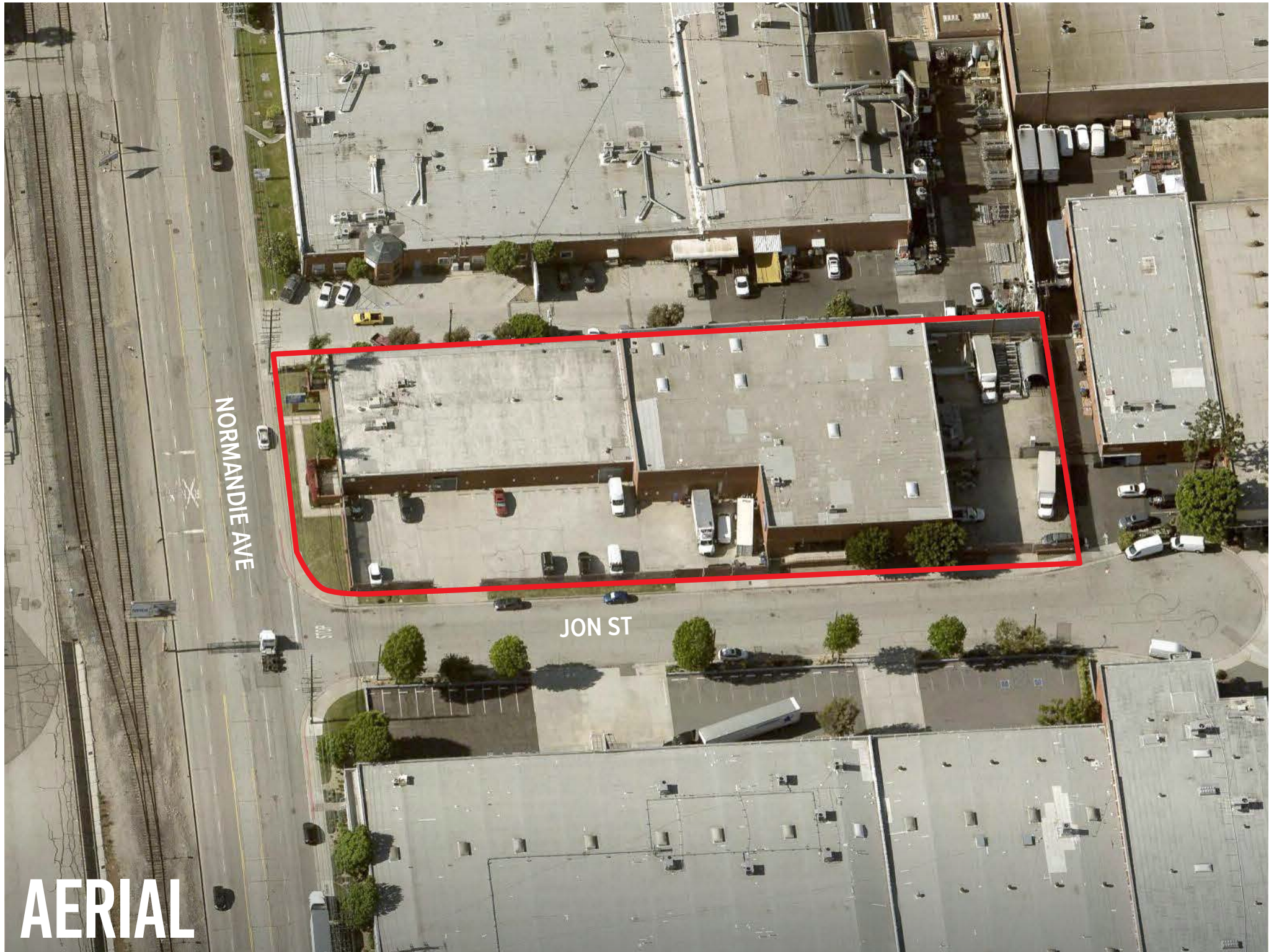
Owner User / Investor,  
Can Be Broken Up Into  
Multiple Units

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Torrance, CA 90502

## SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.



NORMANDIE AVE

JON ST

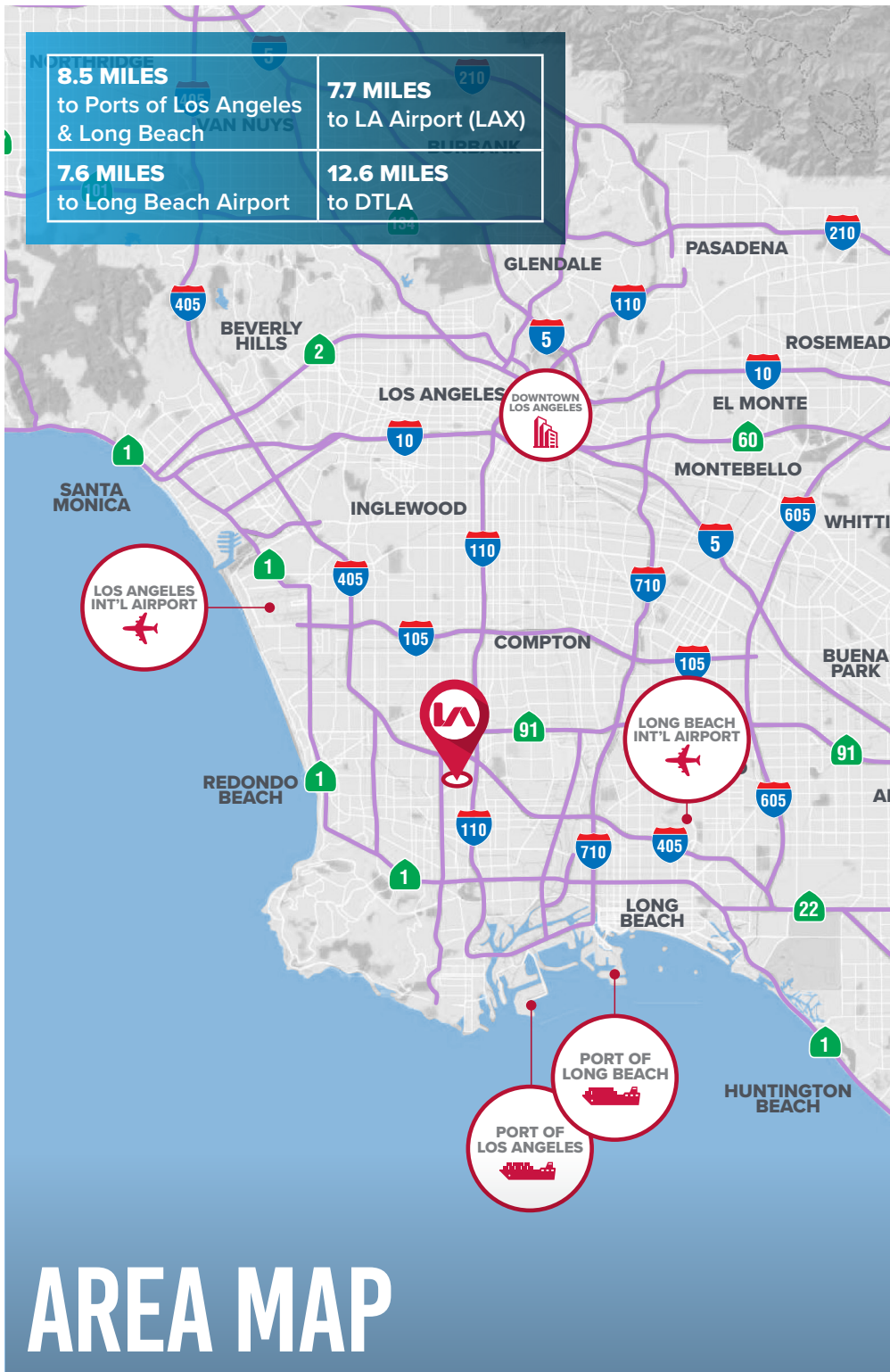
AERIAL

**8.5 MILES**  
to Ports of Los Angeles  
& Long Beach

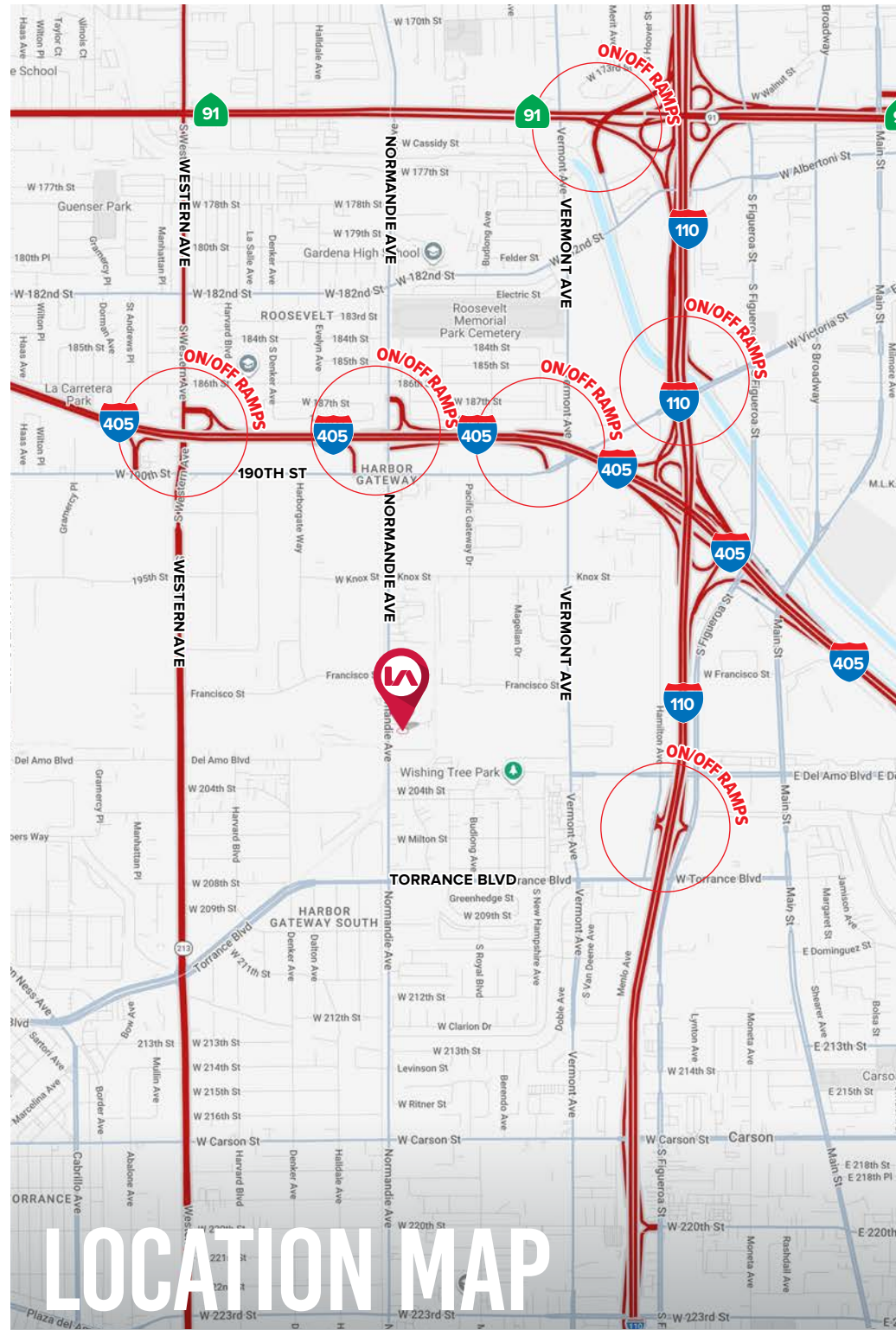
**7.7 MILES**  
to LA Airport (LAX)

**7.6 MILES**  
to Long Beach Airport

**12.6 MILES**  
to DTLA



# AREA MAP



# LOCATION MAP

