

Available SF 3,837 SF

Industrial For Lease

Building Size 29,723 SF



Property Name: Torrance Commerce Center
Address: 4030 Spencer St, Unit 103, Torrance, CA 90503
Cross Streets: Hawthorne Blvd/Spencer St

May Be Combined With Adjacent Suite 102 For a Total Of 7,476 SF
 Front Building Third Unit Location. 79% office, 21% Warehouse
 2 Restrooms, Shower and Small Lunchroom
 Occupied and Will Be Deliverable November 2018
 No Common Area Charges, Landlord Pays For Trash

Lease Rate/Mo:	\$5,756	Sprinklered:	No	Office SF / #:	3,044 SF / 6
Lease Rate/SF:	\$1.50	Clear Height:	15'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 10x10	Office HVAC:	Heat & AC
Available SF:	3,837 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	3,837 SF	A: 120 V: 208 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:		Unfinished Mezz:	0 SF
Term:	3-5 or Submit	Const Status/Year Blt:	Existing / 1984	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces: 13	/ Ratio: 3.4:1	Vacant:	No
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Torrance
Zoning:	M1-BP			APN#:	7524008026

Listing Company: Apex Commercial Real Estate
Agents: [Arnold Ng, MBA, CCIM 310-714-9500](mailto:ang@apexcir.com)

Property/Listing: 917084/10581060

Listing Date: 10/03/2018

FTCF: AP300N000S000

Notes: Unit is occupied, please call for touring instructions and do not disturb occupant. Unit may be combined with Suite 103 for a total of 7,476 square feet. There is a pass through connecting both units