

Available SF 1,660 SF

Industrial For Lease

Building Size 21,127 SF



Property Name: Torrance Commerce Center
Address: 4050 Spencer St, Unit C, Torrance, CA 90503
Cross Streets: Hawthorne Blvd/Spencer St

Torrance Commerce Center
 Rare Small Unit With One Office & One Private Restroom
 Laminate Flooring in Office and Restrooms
 Single Roll Up Door of 10x10
 Painted Warehouse Walls and Epoxy Floors
 Security Features, No Common Area Charges, Trash or Water Charges

Lease Rate/Mo:	\$2,822	Sprinklered:	No	Office SF / #:	150 SF / 1
Lease Rate/SF:	\$1.70	Clear Height:	13'	Restrooms:	1
Lease Type:	Gross	GL Doors/Dim:	1 / 10x10	Office HVAC:	Heat & AC
Available SF:	1,660 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	1,660 SF	A: 100 V: 120/208 O: 3 W: 4		Include In Available:	
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	
Term:	3-5 or submit	Const Status/Year Blt:	Existing / 1984	Include In Available:	
Sale Price:	NFS	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces: 3 / Ratio:	1.9:1	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	Torrance
Zoning:	ML(M1-PP)			APN#:	7524008026

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

Property/Listing: 458307/10581078 **Listing Date:** 10/04/2018 **FTCF:** AP300N000S000/A0AA

Notes: Unit is occupied, please call for appt. and pls do not disturb occupant. No cam fees. No woodworking, no auto repair uses allowed. Lessor pays for trash, water, landscaping. Superior value in small industrial space. Close to beach cities. Part of Industrial Park.