

# EXCLUSIVE LISTING FOR LEASE

## Corporate Office/Warehouse Building In Torrance Matrix

2824 Columbia Street | Torrance, Ca. 90503



### EXCEPTIONAL VALUE

- › 5,885 Square feet, class A concrete tilt up
- › 11,724 square feet of TOM2 zoned land
- › Two, 12x14 feet ground level doors
- › Private corner location
- › Parking for 18 cars
- › 24 feet ceiling clearance
- › Calculated sprinkler system
- › 2 HVAC units
- › Security systems
- › 220 Volt outlet for EV cars
- › 400 amps of power, 208/120V, 3 phase, 4 wire
- › 1970 square feet of office
- › Open office layout
- › Two restrooms
- › Custom workstations, computers, phone system included, turnkey

Welcome to 2824 Columbia Street. This newly painted immaculate condition corporate facility is ideal for technology related, corporate or creative uses and features everything you need to hit the ground running.

Inside you will find custom workstations, computers, phone systems, racking systems, and security cameras, plus direct TV connections so you can move right in and focus on growing your business. Park your Tesla or BMW i8/EV inside the secured warehouse and find a 220 volt outlet ready to charge you up for your next meeting to win your next contract.

Built in 2007, this freestanding building is one of only 24 buildings in this business park where you will join firms in technology, finance, engineering, medical, aerospace and even a microbrewery.

Located in central Torrance, minutes from Civic Center and the newly remodeled Simon Properties Del Amo Mall, everything you need is close by to save time and money. Easy access to the San Diego (405) freeway and the Harbor (110) for clients, employees and suppliers. Owners who live in Palos Verdes and Beach Cities will appreciate the lower stress resulting from a shorter commute.

Don't delay, call now for pricing/terms/fees and a personal tour of this exceptional property. Call Arnold at (310) 714-9500

#### **APEX Commercial Real Estate Inc.**

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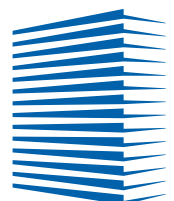
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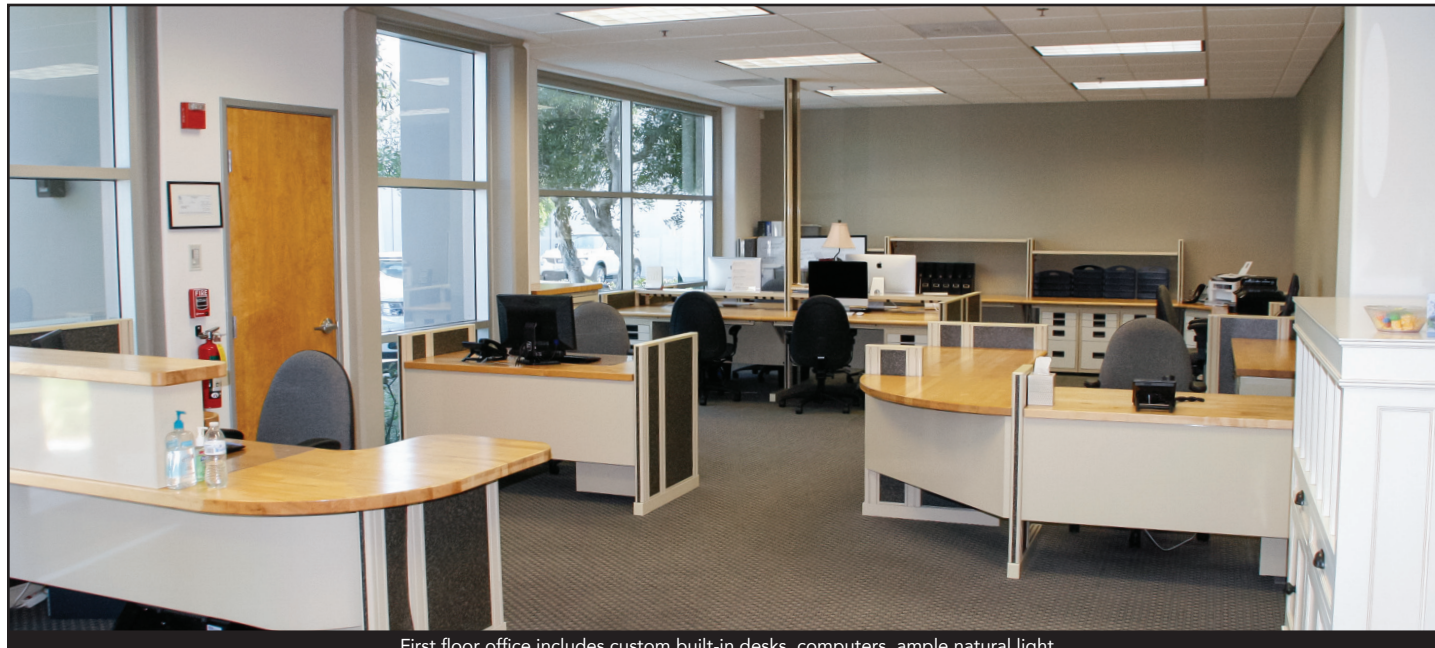
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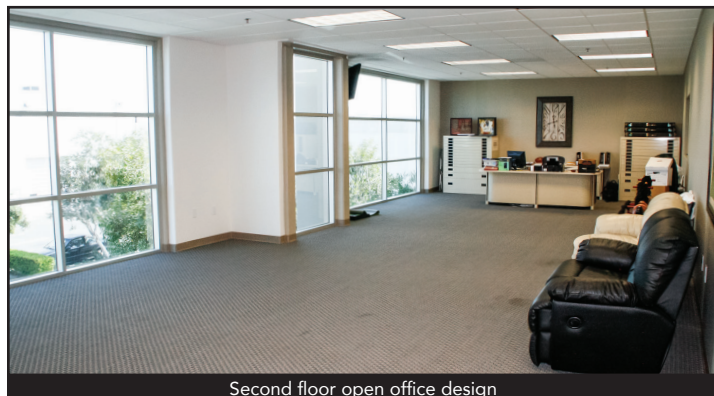
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## INTERIOR



First floor office includes custom built-in desks, computers, ample natural light



Second floor open office design



2 restrooms, built-in microwave/refrigerator

## AERIAL MAP

