

## INDUSTRIAL FOR LEASE

10,987 SF

588 AMAPOLA AVENUE  
TORRANCE, CA 90501



### ***PROPERTY FEATURES***

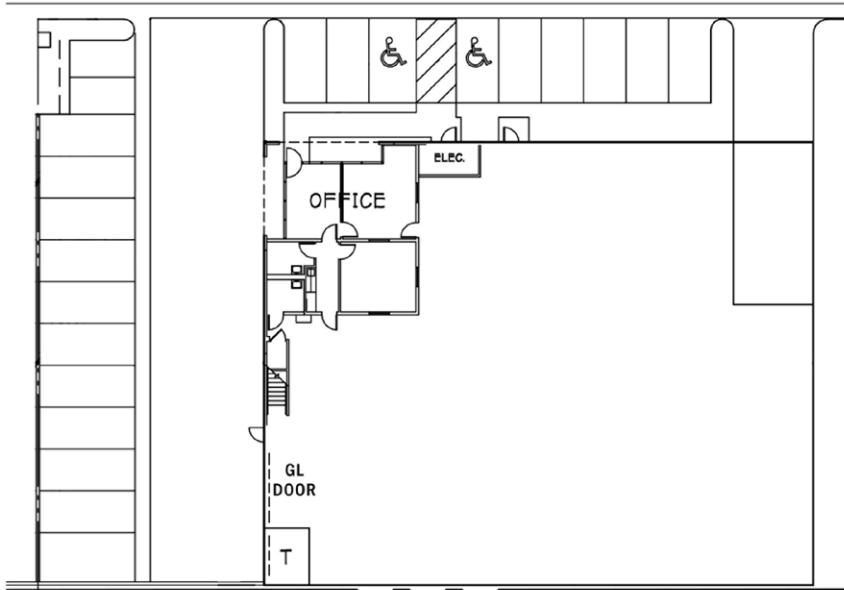
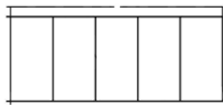
- Beautiful Master Planned Business Park
- 24' Minimum Clear
- .45/3000 Sprinkler System
- Fenced Yard
- Close to "Old Town" Torrance Restaurants, Breweries & Shops
- Ground Level Door Can Be Restored to Dock High

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ADDITIONAL PARKING



### *Building Highlights*

- 10,987 SF Building
- 795 SF Office Space
- 2 GL Doors
- 400 Amp 277/480 Volts
- 27 Parking Spaces
- 24' Ceiling Height
- M1 Zoning
- Asking Rate: \$1.46 IG PSF and \$.041 PSF CAM

