

3111 Lomita Blvd, Torrance 90505

127 - South East Torrance - West

STATUS: **Active**

LIST CONTRACT: **11/10/20** PROP TYPE: **Commercial Lease**

PROP SUB TYPE: **Industrial**

LIST PRICE:

LIST \$ ORIGINAL:



SQFT(SRC): **19,624**  
SQFT LOT: **103,193**  
ACRES: **2.369**  
BUSINESS NAME:  
BUSINESS TYPE: **Distribution, Industrial, Manufacturing, Medical, Regional Center, Retail, Single-Tenant, Special Use**  
YEAR ESTABLISHED:  
YEAR BUILT: **1972**  
SLC:  
LEVELS:  
CURRENT USE: **Commercial**  
MONTHLY RENT:

NUMBER OF UNITS:  
ENTRY LEVEL:  
BUILDING STATUS: OCCUPANCY:  
BUILDING \$/PER SQFT:  
LAND \$/PER SQFT:  
DAYS ON MARKET: **1**  
COUNTY: **Los Angeles**  
PARCEL MASTER:

INVEST?:  
FENCE: A/C: **Yes**  
HEAT: **Yes**

**DESCRIPTION**

High tech manufacturing, R&D, Call center, West cost branch are examples of what this 19,624 square feet building is suitable for. Great high class image in the most desirable area of Torrance. Lots of 3 phase power.

**BUILDING DETAILS**

FEATURES: **Phone System**  
HEATING: **Central**  
LAUNDRY:  
CLEARANCE: **10.00-12.00**  
INDUSTRIAL TYPE: **High Tech/R&D, Manufacturing**

**UTILITIES**

ELECTRICITY: **220 Volts in Workshop, Heavy**  
AMPERAGE: **1000**  
VOLTS: **480**  
UTILITIES: **Electricity Available, Phone Connected, Water Available, Water Connected**  
WATER: **Public**

**SQUARE FOOTAGE**

CONDO SQFT: **19,624**  
HIGH TECH FLEX SQFT:  
RETAIL SQFT:  
TOTAL SQFT:

**PARKING**

PARKING TOTAL: **30**  
UNCOVERED: **30**

**LAND**

LAND USE: **Industrial**  
LOT SIZE DIM.:

TOPOGRAPHY:

SURVEY TYPE:

**TERMS**

LEASE RENEW OPTION?:

LISTING TERMS:

EXISTING LEASE TYPE: **Gross**

INCLUSIONS: **Property Tax and Property Insurance.**

EXCLUSIONS: **Utilities**

**FINANCIAL**

GROSS OPERATING INCOME:

**ANNUAL EXPENSE INFORMATION**

EXPENSE YEAR:

REAL ESTATE TAX:

PERSONAL PROPERTY:

ACCOUNTING/LEGAL:

ADVERTISING:

INSURANCE:

ELECTRICITY:

WATER/SEWER:

TRASH:

**INVESTMENT INFORMATION**

ACCOUNTING:

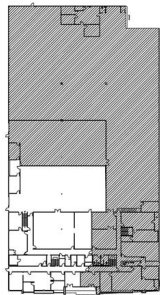
OPERATING EXPENSES:

**TAXES**

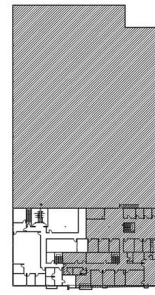
TAX RATE:

**PHOTOS**

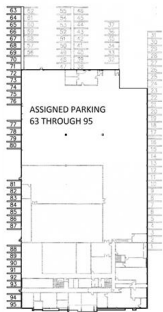
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DOWNSTAIRS



UPSTAIRS



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