



# FOR SUBLEASE

20130 Hamilton Avenue, Torrance, CA 90502

**Available ±5,000-12,000 SF Warehouse**

**\$TBD**



## FEATURES

<b>Available Square Footage</b>	5,000-12,000
<b>Land Square Footage</b>	Part of Larger
<b>Office Square Footage</b>	SEE HIGHLIGHTS
<b>Loading</b>	1 Dock High Position
<b>Minimum Ceiling Clearance</b>	16'
<b>Sprinklers</b>	Yes
<b>Year Built</b>	1969
<b>Construction</b>	CTU
<b>Zoning</b>	M2

## ACCESSIBILITY

<b>MILES TO</b>		
Los Angeles International Airport		11.6
Long Beach Airport		11.5
Los Angeles & Long Beach Ports (both)		10.6
<b>IMMEDIATE ACCESS TO</b>		
405, 91, and 110 Freeways		

## HIGHLIGHTS

- Drop Storage, Overflow Use
- Office Space Available
- Month to Month with 90 Day Termination Notice



**COLIN LANCASTER**

Cal DRE Lic# 02197733

 **310.436.6488**

 **clancaster@lareminc.com**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

 **310.719.1585 // www.lareminc.com**  
**165 Savarona Way, Carson, California 90746**

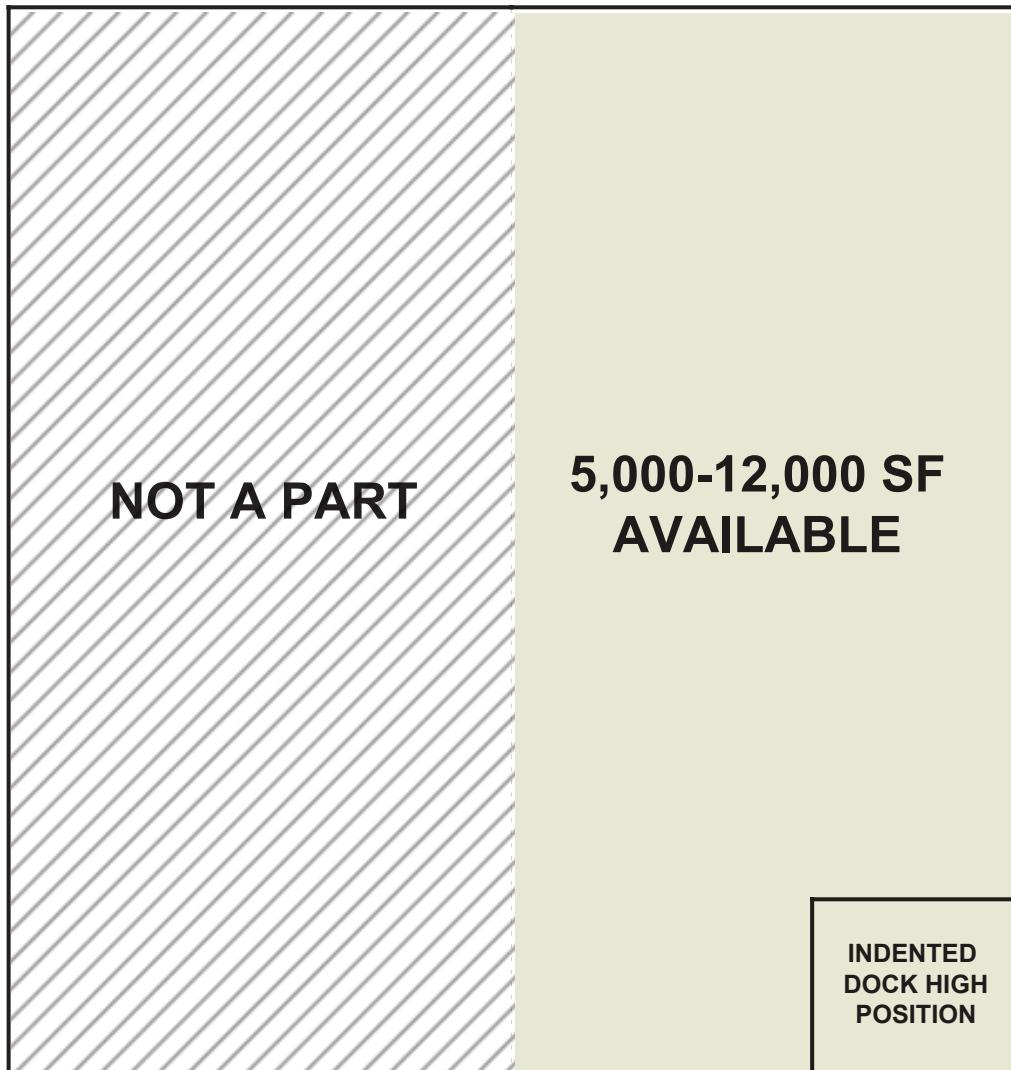
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## FLOOR PLAN



Hamilton Avenue

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