



FOR SUBLEASE

20130 Hamilton Avenue, Torrance, CA 90502

Available ±5,000-12,000 SF Warehouse

\$TBD



FEATURES

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

ACCESSIBILITY

MILES TO

Los Angeles International Airport	11.6
Long Beach Airport	11.5
Los Angeles & Long Beach Ports (both)	10.6

IMMEDIATE ACCESS TO

405, 91, and 110 Freeways

HIGHLIGHTS

Short Term/Long Term Possible
Drop Storage, Overflow Use
Office Space Available



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

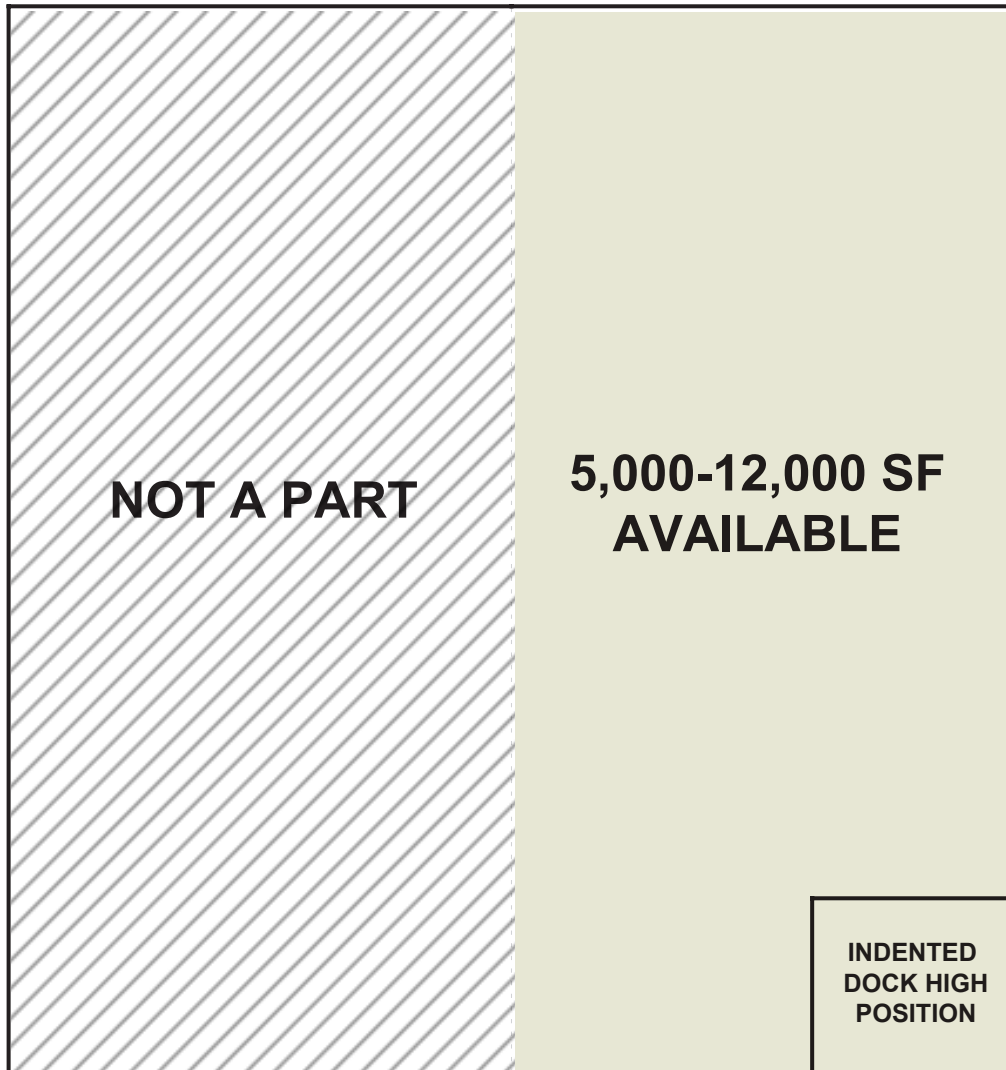
TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993



FOR SUBLEASE

20130 Hamilton Avenue, Torrance, CA 90502

FLOOR PLAN



Hamilton Avenue

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

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993