

**FOR SALE**

OFFERING MEMORANDUM

# 19807 HAMILTON AVENUE

TORRANCE, CA 90502

STATE-OF-THE-ART  
CLASS A BUILDING

BUILDING 6

**±11,160 SF**



# PROPERTY OVERVIEW

LAREM is pleased to present 19807 Hamilton Avenue, Building 6, a state-of-the-art Class A industrial/flex property totaling approximately ±11,160 SF in Torrance, California. The building is configured with approximately ±4,568 SF of warehouse space and ±6,592 SF of office area, including approximately ±2,232 SF of mezzanine office. The property features 24-foot clear height, a 12' x 14' grade-level loading door, 400 amps of 277/480-volt power, fire sprinklers, and 25 parking spaces. Built in 2003 with concrete tilt-up construction and LAM3 zoning, the property offers a high-quality, functional business environment well suited for a variety of industrial, office, and flex users.

## STATE-OF-THE-ART CLASS A INDUSTRIAL/FLEX BUILDING

### 19807 HAMILTON AVENUE, BLDG 6

Torrance, CA 90502

±11,160 SF | ±4,568 SF WAREHOUSE | ±6,592 SF OFFICE | 25 PARKING SPACES

#### PROPERTY HIGHLIGHTS



##### Class A Industrial/Flex Building

Modern, high-quality industrial/flex facility built in 2003.



##### Functional Office/Warehouse Mix

±4,568 SF of warehouse and ±6,592 SF of office space, including ±2,232 SF of mezzanine office.



##### 24' Clear Height

Warehouse configuration provides 24' minimum clear height. Warehouse clear high allows for vertical racking to maximize pallet spots.



##### Heavy Power

400 amps, 277/480-volt power service supports a variety of operational requirements.



##### Grade-Level Loading

One 12' x 14' grade-level roll-up door provides convenient loading access.



##### Ample On-Site Parking

25 parking spaces serve employees and visitors.



##### Excellent Freeway & Port Access

Convenient access to the 405, 110 and 91 freeways, with connectivity to the Ports of Los Angeles and Long Beach.



#### PROPERTY PROFILE

|                  |              |
|------------------|--------------|
| APN              | 7351-033-052 |
| Building Size    | ±11,160 SF   |
| Warehouse        | ±4,568 SF    |
| Office           | ±6,592 SF    |
| Mezzanine Office | ±2,232 SF    |
| Year Built       | 2003         |
| Zoning           | LAM3         |

#### BUILDING SPECIFICATIONS

|              |                       |
|--------------|-----------------------|
| Clear Height | 24'                   |
| Power        | 400A, 277/480V        |
| Loading      | 12' x 14' Grade-Level |
| Sprinklers   | Yes                   |
| Parking      | 25 Spaces             |

# AERIALS



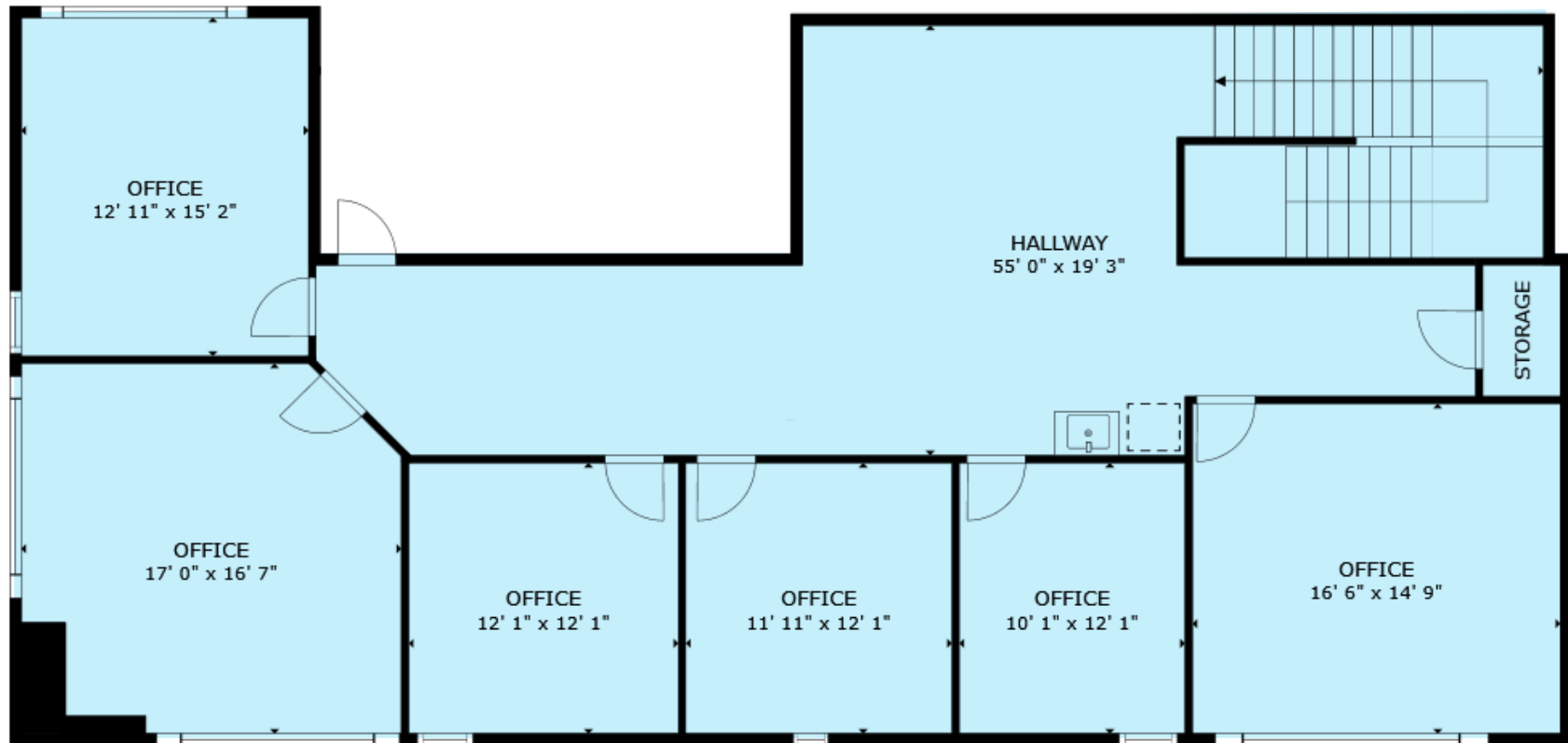
# FLOOR PLAN

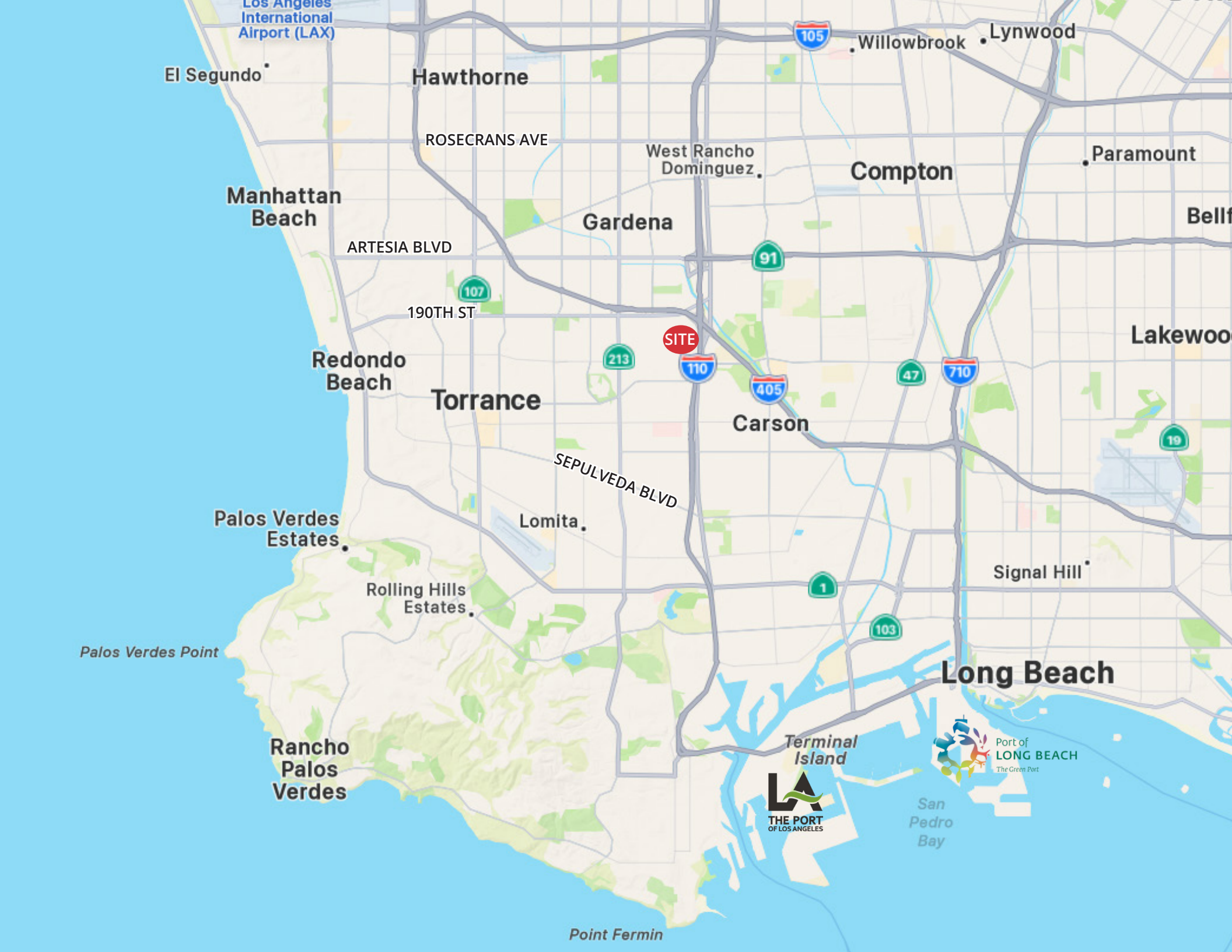
## 1<sup>st</sup> Floor



# FLOOR PLAN

## 2<sup>nd</sup> Floor





Los Angeles  
International  
Airport (LAX)

El Segundo

Hawthorne

ROSECRANS AVE

West Rancho  
Dominguez

Compton

Paramount

Manhattan  
Beach

ARTESIA BLVD

Gardena

190TH ST

Redondo  
Beach

Torrance

Carson

Lakewood

Palos Verdes  
Estates

Lomita

SEPULVEDA BLVD

Rolling Hills  
Estates

Signal Hill

Palos Verdes Point

Rancho  
Palos  
Verdes

Long Beach

Terminal  
Island



San  
Pedro  
Bay

Point Fermin

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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.



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