FOR LEASE

3135 KASHIWA STREET, UNIT C, TORRANCE, CA 90505

AVAILABLE 5,000 SF Industrial Unit **$1.65/SF Gross + $.05/SF CAM**

PROPERTY FEATURES

Available Square Footage	5,000
Land Square Footage	POL
Office Square Footage	360
Parking	10 Spaces
Loading	1 GL Door (12' x 14')
Minimum Ceiling Clearance	14'
Power	200A, 120/208 Volts, 3P, 4W
Sprinkler System	None
Year Built	1978
Construction	CTU
Zoning	M1-PP

ACCESSIBILITY

MILES TO

Los Angeles International Airport	13
Long Beach Airport	13
Los Angeles & Long Beach Ports (both)	10

IMMEDIATE ACCESS TO

110 & 405 Freeways

HIGHLIGHTS

2-3 Year Term

Bonus 360 SF Storage Mezzanine

Secure, Fenced Yard

Excellent Torrance Location

COLIN LANCASTER
clancaster@lareminc.com
D 310.436.6488
DRE# 02197733

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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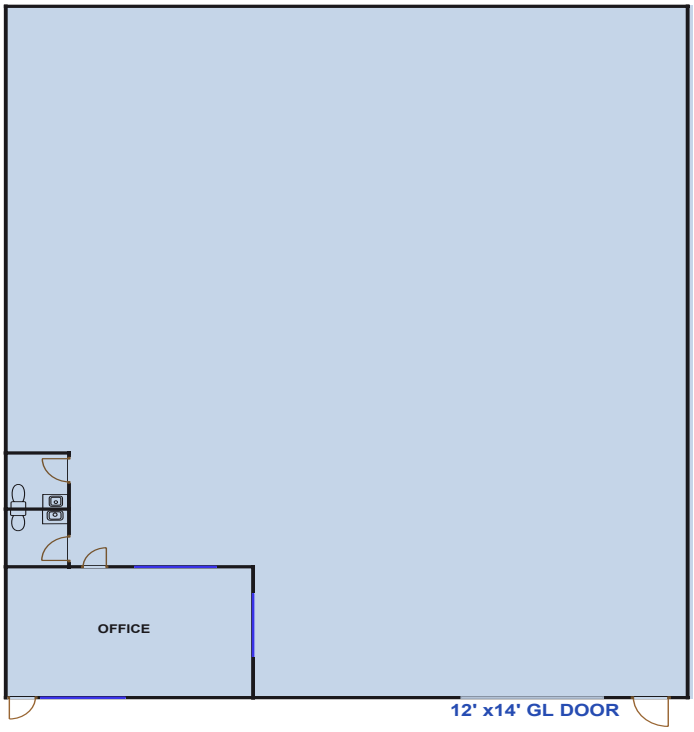
FLOOR PLAN



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