

## Industrial For Lease

Available SF: 15,978

Total Building SF: 30,000



**Address:** 23021 S Normandie Ave, Torrance, CA 90501  
**Cross Streets:** Sepulveda Blvd/Normandie Ave  
**Park Name:** Storm Business Park

**Major Street Frontage, Retail/Service Potential**  
**Former Granger Space**  
**Ground Level and Dock High Loading**  
**2,200 SqFt Showroom/Retail Area**  
**3.3/1000 Vehicle Parking**

**Lease Rate/SF:** \$.65

**Lease Type:** Net

**Available SF:** 15,978

**Const Status/Yr Blt:** Existing/1988

**Region:** LA South

**Zoning:** M2

**Ground Level Drs:** 1 / 12x14

**Sprinklered:** Yes

**Finished Ofc Mezz:** No

**Include In Avail:** No

**Rail Service:** No

**Listing Company:** The Klabin Company-Torrance (310) 329-9000

**Agents:** Matt Stringfellow (310) 329-9000 x112, Courtney Bell (310) 329-9000 x115

**Lease Rate/Mo:** \$10,386

**Terms:** 5-10 Years

**Roof Type:** Laminated/GLU Wood Beam

**Construction Type:** Tilt-up

**Specific Use:** Light Industrial

**Lot Size:** 74,052 SF / 1.7 AC

**Dock High:** 1 / 10x10

**Yard:** No

**Unfinished Mezz:** No

**Include In Avail:** No

**Heat/Cool:** None

**Taxes:** \$22,024, 2011

**Possession:** 01/01/2012

**Minimum SF:** 15,978

**Parking:** Ratio: 3.4:1 / Spaces: 54

**Thomas Guide:** 793-J1

**APN #:** 7347-018-083

**Office SF / #:** 4,700 / 4

**Office Air:** Yes **Office Heat:** Yes

**Clear Height:** 22

**A:** 400 **V:** 277-480 **Ø:** 3 **W:** 4

**Restrooms:** 3

**To Show:** Call Agent

**Property/Listing/Ste #:** 706800/584584/1146870

**Listing Date:** 08/23/2011

**FTCF:** CB300N000S000/OAA

**Notes:** Occupied thru 12/31/11. Operating expenses are approximately \$0.18/sq ft. Owner will modify offices to suit (2500-4700 SF). Lessee to independently verify all information. Sp. Feat: Extra Parking, Part of Industrial Park, Retail Potential.  
Individual DRE Lic. #'s 01410219, 01029708.

This information 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.



**The Klabin Company**  
CORFAC INTERNATIONAL  
Industrial and Office Real Estate Since 1961

19750 S.VERMONT AVE., SUITE 100, TORRANCE, CA 90502 PH: 310-329-9000 FAX: 310-329-9088

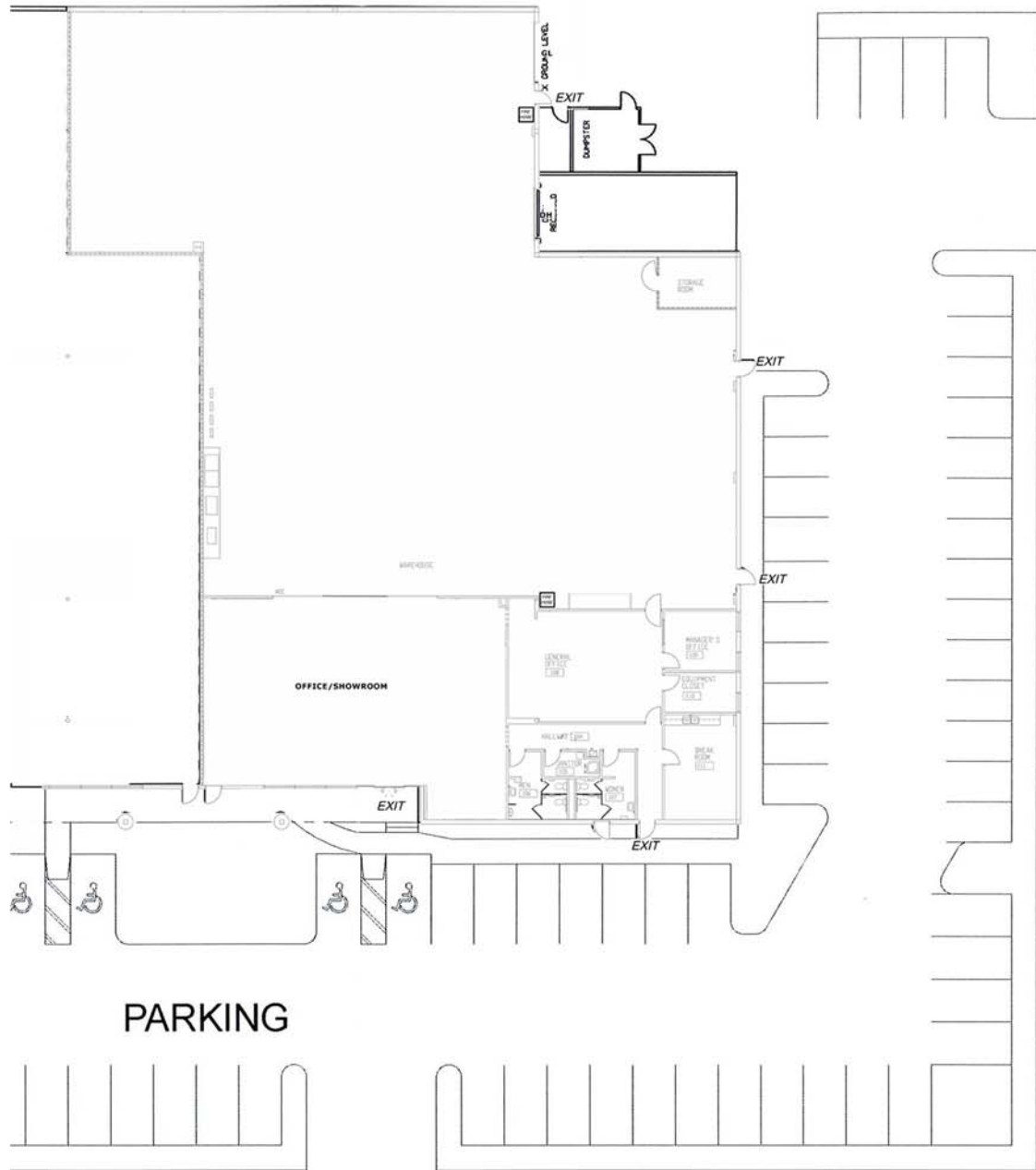
[www.klabin.com](http://www.klabin.com)

Corporate DRE Lic. #00824993

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# 23021 NORMANDIE AVENUE



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*For additional information, please contact:*

Matt Stringfellow  
matts@klabin.com  
310.329.9000  
Ext. 112

Courtney R. Bell  
courtneyb@klabin.com  
310.329.9000  
Ext. 115