

21515 WESTERN AVENUE

TORRANCE, CA 90501 | SOUTH BAY



LEASE RATE/ TYPE **TBD**

PROPERTY TYPE
SINGLE TENANT

REGION
LOS ANGELES

SUBMARKET
SOUTH BAY

YEAR BUILT
2025

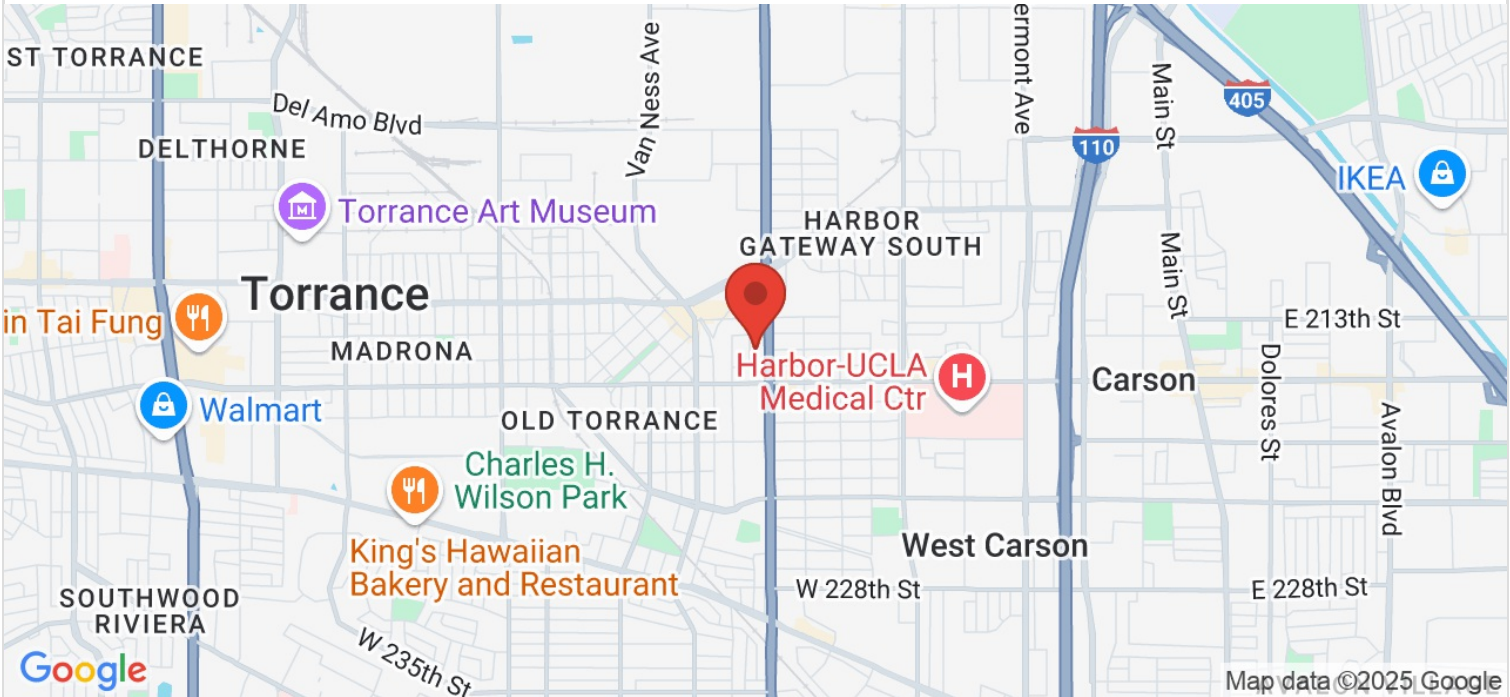
TOTAL BUILDING SIZE
83,740 SF

AVAILABLE SF
83,740

NUMBER OF BUILDINGS
1

21515 S. WESTERN AVENUE

TORRANCE, CA



- NEW CONSTRUCTION
- PREMIER TORRANCE LOCATION
- EXCELLENT HEADQUARTERS FACILITY
- LED lighting
- ESFR sprinkler system (K-25)
- 3,000 Amps, 277/480V Power
- 6" thick, 4000 PSI slab
- 112 auto parking / 9 stalls with EV Chargers in place

PROPERTY TYPE SINGLE TENANT	TOTAL BUILDING SIZE 83,740	CLEAR HEIGHT 32'
REGION LOS ANGELES	OFFICE SF 11,429	PARKING SPACES 112
SUBMARKET SOUTH BAY	UNIT SF 83,740	DOCK HIGH POSITIONS 8
YEAR BUILT 2025	FLOOR PLAN FLOOR PLAN	GROUND LEVEL DOORS 1
LEASE RATE/TYPE TBD		SPRINKLERS ESFR K-25

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