

Available SF 2,738 SF Industrial For Lease Building Size 5,402 SF



Address: 23130 Mariposa Ave, Torrance, CA 90502
Cross Streets: Sepulveda Blvd/Normandie Ave

Refurbished to Like New Condition
 Polished Office and Warehouse Floor
 New LED Lighting / Freshly Painted Interior
 ADA Restrooms / 384 SF Bonus Mezzanine
 600 Amps w/ Heavy Distributed Power
 Harbor City Location - Easy Freeway Access

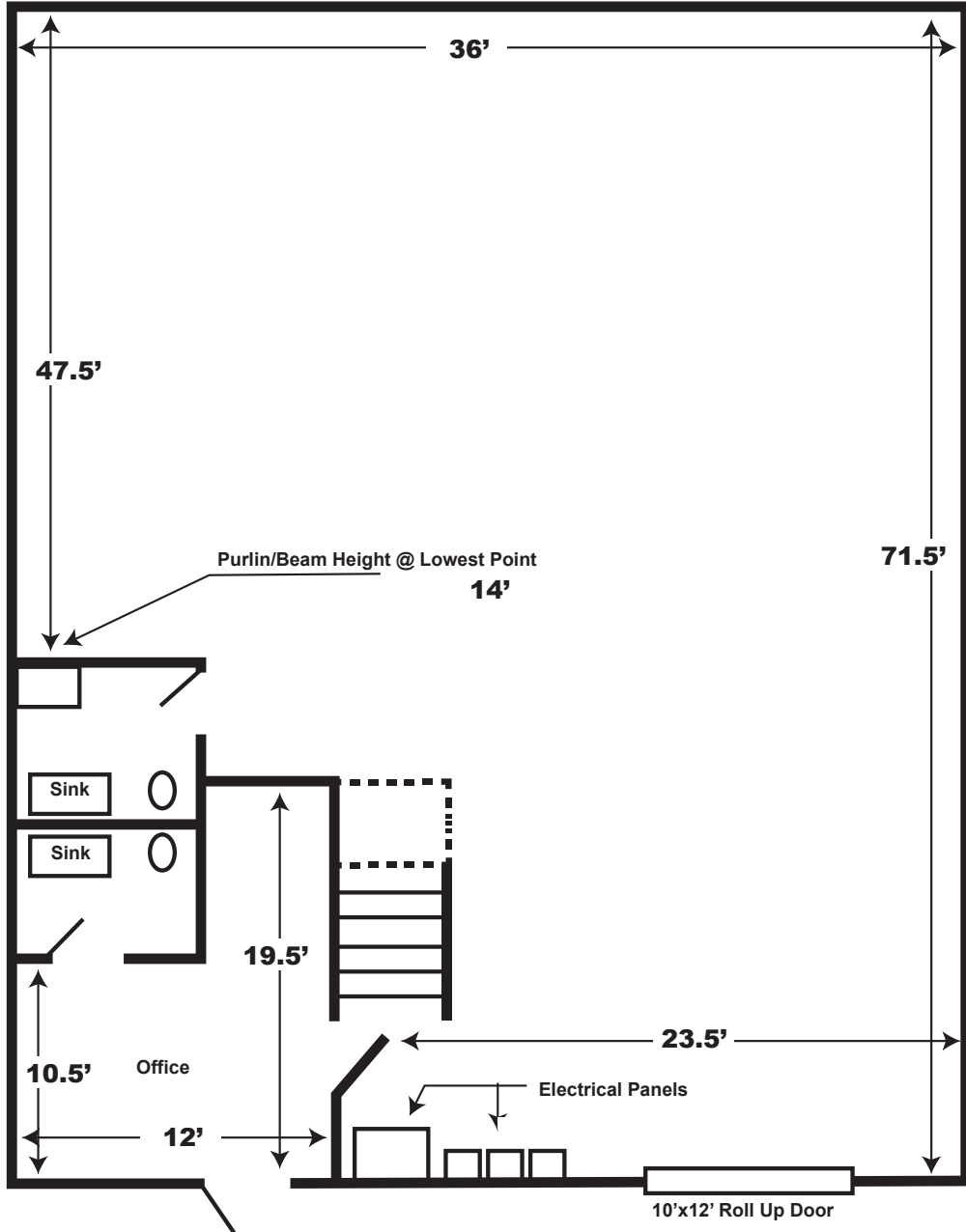
<p>Lease Rate/Mo: \$4,490 Lease Rate/SF: \$1.64 Lease Type: Gross / Op. Ex: \$200.00 Available SF: 2,738 SF Minimum SF: 2,738 SF Prop Lot Size: POL Term: 3-5 Yrs w/ C.O.L.A.'s Sale Price: NFS Sale Price/SF: NFS Taxes: Yard: Fenced/Paved Zoning: M-1</p>	<p>Sprinklered: No Clear Height: 14' GL Doors/Dim: 1 / 10'x12' DH Doors/Dim: 0 A: 600 V: 120-240 Q: 3 W: 4 Construction Type: Masonry Const Status/Year Blt: Existing / 1978</p> <p>Whse HVAC: No Parking Spaces: 5 / Ratio: 1.8:1 Rail Service: No Specific Use: Warehouse/Distribution</p>	<p>Office SF / #: 384 SF / 1 Restrooms: 2 Office HVAC: Heat & AC Finished Ofc Mezz: 384 SF Include In Available: No Unfinished Mezz: 0 SF Include In Available: No Possession: Now Vacant: Yes To Show: Call broker Market/Submarket: Torrance APN#: 7407017021</p>
<p>Listing Company: Daum Commercial Agents: Chuck Brill 310-538-6710 Listing #: 42886868 Notes: \$200/month C.A.M for shared utilities and parking lot and roof maintenance. Prop Lot Size: POL. Whse HVAC: Heat only. Mezzanine space for light storage or office space only. Located in Unincorporated LA County.</p>	<p>Listing Date: 07/01/2025</p>	<p>FTCF: CB250Y150S000</p>

FLOOR PLAN



23130 Mariposa Ave

TORRANCE | CA



NOT TO SCALE*

NOTE: Plus approx. 384 sf of bonus (free) mezzanine space for light storage or office space

CONTACT:

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*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.