

Available SF 19,084 SF

Industrial For Lease

Building Size 77,843 SF

**Property Name:**

Crenshaw Business Center

Address:

18620 Crenshaw Blvd, Torrance, CA 90504

Cross Streets:

Crenshaw Blvd/185th St

Crenshaw Business Center
Excellent Warehouse/Distribution Facility
Immediate Access to the 405 Freeway
High Image Torrance Location
Dock High and Ground Level

Lease Rate/Mo: \$30,725
Lease Rate/SF: \$1.61
Lease Type: Net / Op. Ex: \$0.25
Available SF: 19,084 SF
Minimum SF: 19,084 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$13,740 / 2026
Yard: No
Zoning: M2

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1
DH Doors/Dim: 3
A: 400 V: 277/480 0: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1974

Whse HVAC: No
Parking Spaces: 30 / **Ratio:** 1.6:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,000 SF / 4
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 10/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Torrance
APN#: 4090-021-030

Listing Company: The Klabin Company**Agents:** [Todd Taugner 310-329-9000](tel:310-329-9000), [Nicholas Buss 310-329-9000](tel:310-329-9000), [Frank Schulz 310-329-9000](tel:310-329-9000)**Listing #:** 45568017**Listing Date:** 09/02/2026**FTCF:** CB250N000S000/OAA**Notes:** Total NNN expenses of \$.25/SF (CAM=\$.13 SF, Taxes=\$.06 SF, Insurance=\$.07 SF). Lessee to verify all information contained herein.

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SITE PLAN

INDUSTRIAL FOR LEASE

