



1808 Abalone Ave

1808 Abalone Ave, Torrance, CA 90501



Stacy Metcalfe

Local Agent, Inc.

211 Arena St, Suite Board Room 1, El Segundo, CA 90245

stacy@localagentinc.com

(310) 720-5450



1808 Abalone Ave

\$24.00 /SF/YR

Large Industrial Flex Space with large private gated and secure parking lot. Great location close to major freeways 405/110/91. 3 Phase + Single Phase Power. Fully built out front +/- 7000 square feet of office equipped with 5 private offices, conference room, three restrooms, storage, server room, and mezzanine plus HVAC. Rear warehouse if +/- 5400 SF with +/- 20 foot ceilings, two restrooms, breakroom with kitchenette and two ground level loading with roll ups. Gated private lot; total of 19 dedicated spaces plus ample free street parking. Additional concrete storage shed onsite. Skylights and large windows offer abundant natural light. Entire building is available for lease or office and warehouse can be leased separately....

- CLOSE TO 405/110/91 FREEWAYS
- PARKS 19 - GATED LOT
- BUILT OUT OFFICE + WAREHOUSE WITH +/- 20' CEILINGS
- CAN BE DEMISED FOR LEASING OFFICE ONLY
- HVAC + 3 PHASE AND SINGLE PHASE POWER



Rental Rate:	\$24.00 /SF/YR
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Min. Divisible:	5,400 SF
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Property Type:	Industrial
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Property Subtype:	Warehouse
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Rentable Building Area:	12,420 SF
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Year Built:	1957
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Rental Rate Mo:	\$2.00 /SF/MO
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1st Floor

Space Available	5,400 - 12,420 SF
Rental Rate	\$24.00 /SF/YR
Date Available	November 01, 2023
Service Type	Negotiable
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

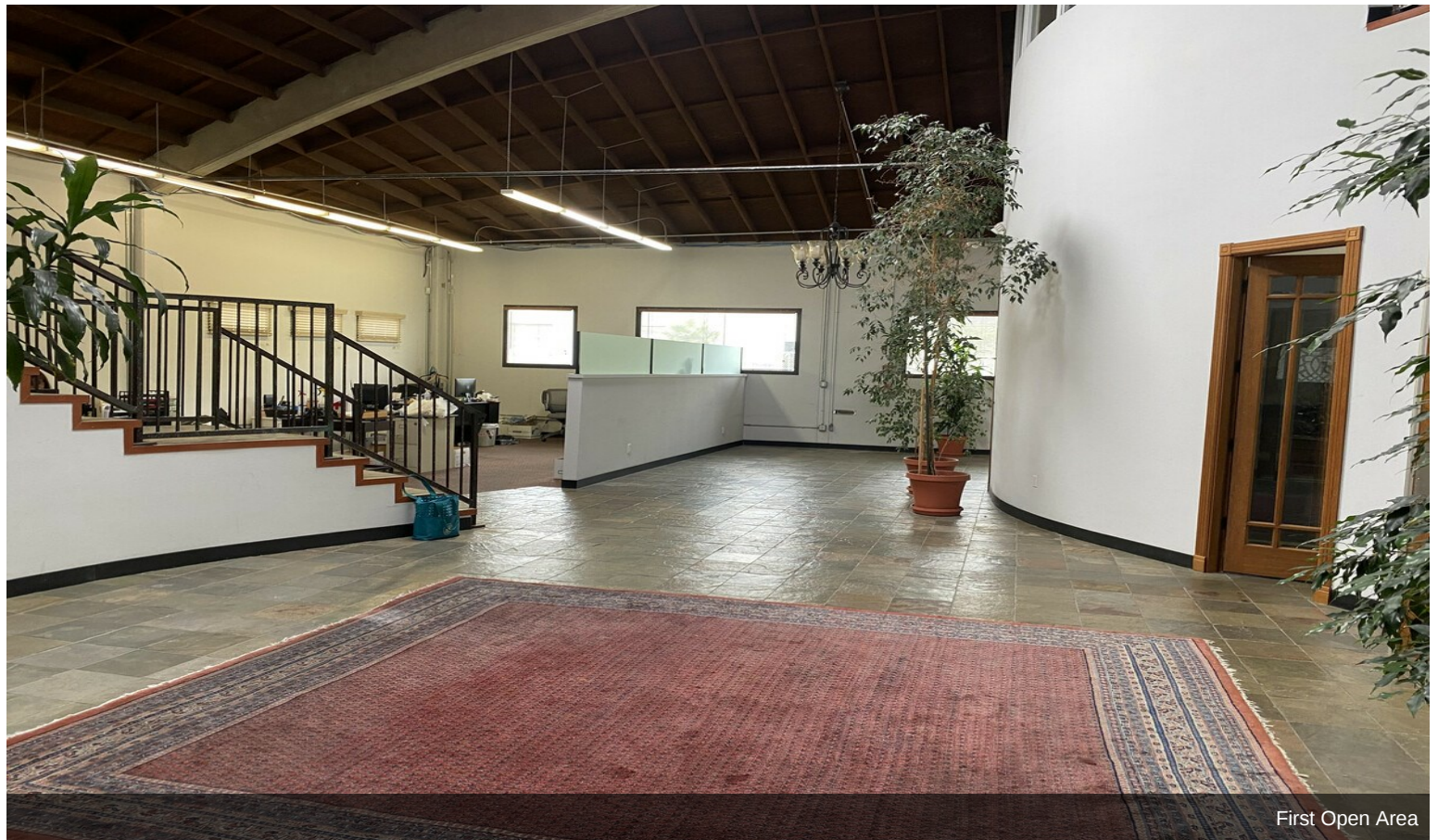
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Property Photos



Property Photos



Mezzanine



Building Photo

Property Photos



Building Photo



Gated Parking

The map shows Block 108 with the following details:

- Lot 2:** Dimensions 116.13 (top), 165 (left), 165 (right), 104.28 (bottom). Bearing: $S. 89^{\circ} 25' 36'' E.$
- Lot 3:** Dimensions 128.12 (top), 128.12 (bottom), 340.03 (left), 185 (right). Area: $4.50 \pm \text{Ac.}$. Zoning: R-2. Circled number 58.
- Lot 4:** Dimensions 128.12 (top), 128.12 (bottom), 30 (left), 30 (right). Zoning: R-2.
- Lot 5:** Dimensions 340 (left), 289 (bottom), 92 (right). Zoning: R-2. Circled number 55.
- Lot 6:** Dimensions 340 (left), 100 (bottom), 100 (right). Zoning: R-1.
- Lot 7:** Dimensions 340 (left), 86.24 (bottom), 185 (right). Zoning: R-2. Circled number 24.
- Lot 8:** Dimensions 114.36 (top), 13.76 (bottom), 185 (right). Zoning: R-2.
- Lot 9:** Dimensions 185 (top), 185 (bottom), 185 (right). Zoning: R-2.

Other features include a yellow rectangular area in the center, a dashed line labeled 'BLK. 108', and various bearings and distances along the boundaries.

Plat Map