

FOR SALE OR LEASE

±180,269 SF INDUSTRIAL MANUFACTURING/WAREHOUSE/DISTRIBUTION BUILDING

±180,269

Square Feet

±43,043

Square Feet of
Creative Office/Flex Space

±7.58 Ac

Land Size

416

Parking Stalls



18500 S. Crenshaw Boulevard, Torrance, CA

Jim D'Angelo

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Matt D'Angelo

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The JD Company

Industrial & Commercial Real Estate

www.jdcocorp.com

The **JD** Company
Since 1981

INDUSTRIAL / COMMERCIAL REAL ESTATE



THE OFFERING:

The JD Company is pleased to present the rare opportunity to acquire or lease a unique and impressive Class A Corporate Headquarters facility where a company can design/innovate, build, warehouse, and distribute its product at a highly visible location at the on and off ramps from Crenshaw Blvd. to the I-405 freeway, in the desirable South Bay market of Los Angeles.

LAX

West Los Angeles

Downtown Los Angeles





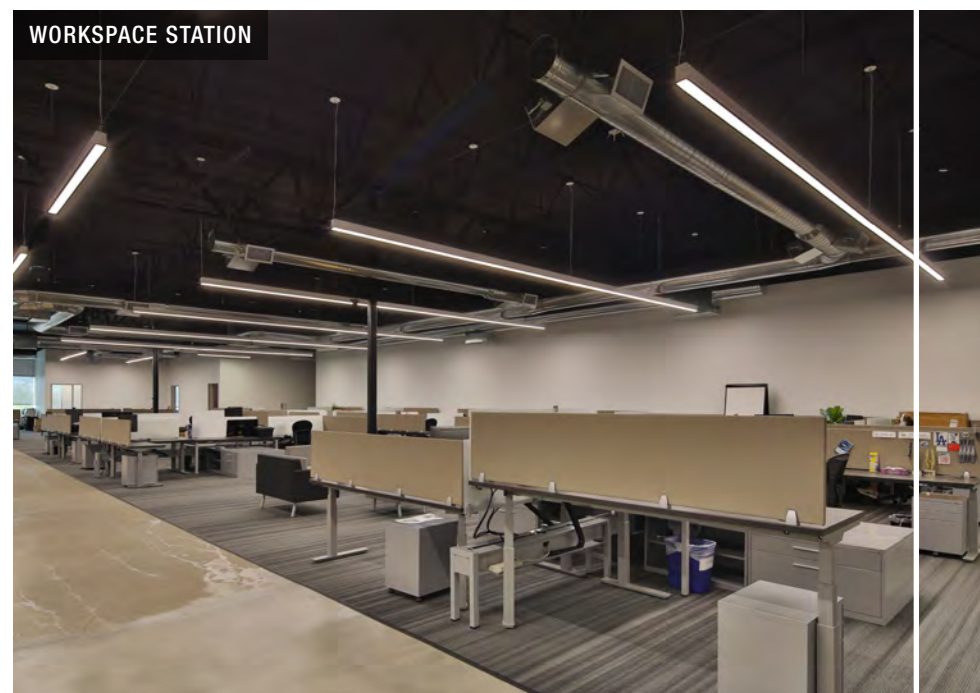
OFFICE LOBBY



CONFERENCE ROOM



WORKSPACE STATION



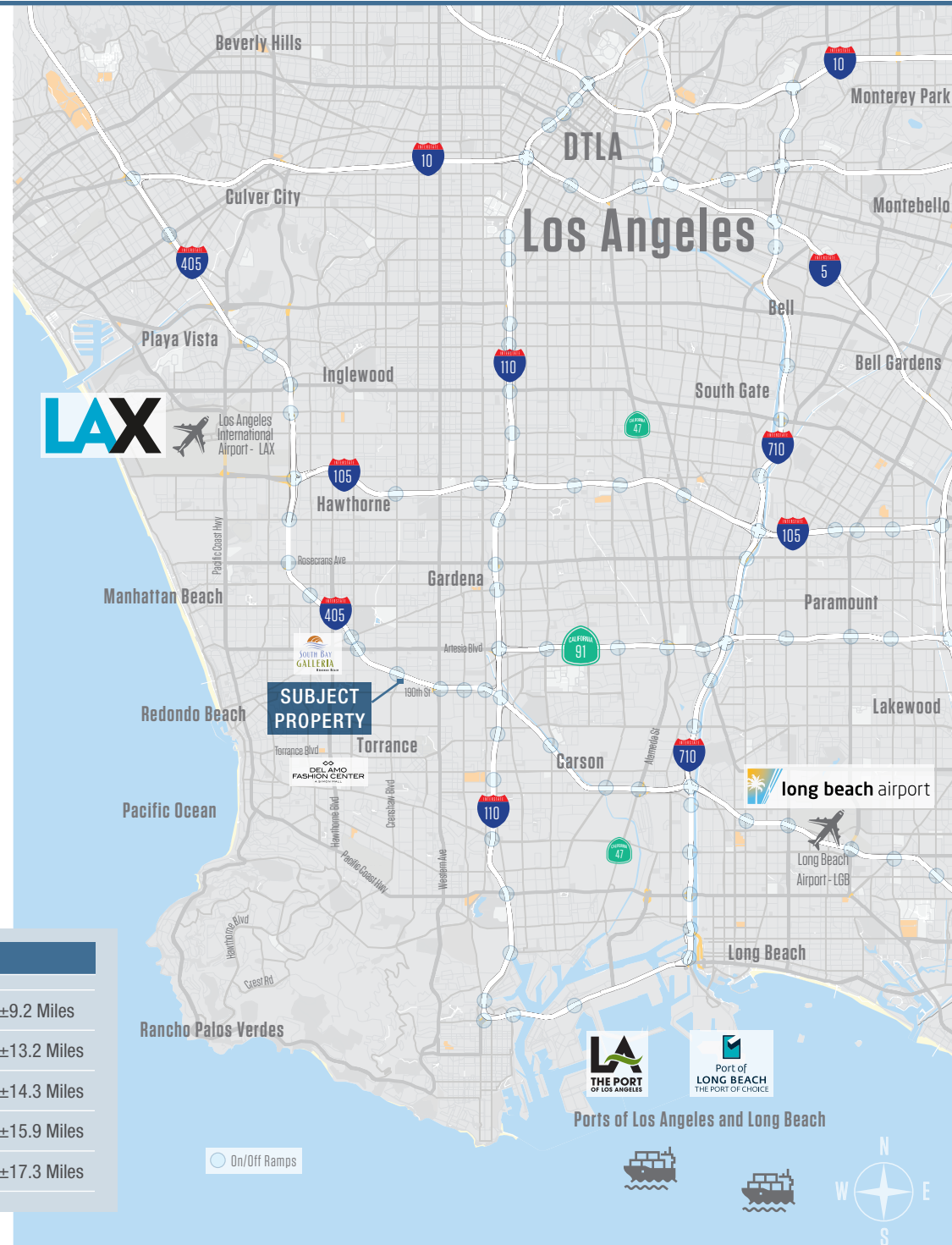
WORKSPACE STATION

LOCATION:

With close proximity to the Port of Los Angeles and Long Beach, Los Angeles International and Long Beach Airports, the location is positioned with superb access to I-405, I-110, I-710, I-91, I-105 freeways which connect throughout Southern California to the United States. Your customers and employees will also enjoy the various local amenities at the Del Amo Fashion Center and South Bay Galleria Malls.

ESTIMATED DISTANCES TO SUBJECT PROPERTY

 I-405	>1,000 Ft	 LAX	±9.2 Miles
 I-110	±3.0 Miles	 LONG BEACH AIRPORT	±13.2 Miles
 I-710	±8.3 Miles	 PORT OF LOS ANGELES	±14.3 Miles
 SR-91	±4.5 Miles	 PORT OF LONG BEACH	±15.9 Miles
 I-105	±4.5 Miles	 DOWNTOWN LOS ANGELES	±17.3 Miles





Long Beach

Ports of Long Beach & Los Angeles

LONG BEACH
AIRPORT

18500 Crenshaw Blvd

185TH STREET

CRENSHAW BOULEVARD

405

I-405 FREEWAY



PROPERTY FEATURES:

SQUARE FOOTAGE: ±180,269 square feet (±155,100 square feet footprint plus ±25,169 square feet of mezzanine flex/creative office space).

HVAC AREA: ±43,043 square feet of first-class executive and creative office/flex space which includes ±25,169 square feet of mezzanine flex/creative office space. You can explore the opportunity to use a portion of the creative office and flex space for laboratory, research and development, product showroom, training area, and multiple other uses.

LAND: ±7.58 acres

CEILING CLEARANCE: 29' and higher

PARKING: 416 cars

LOADING: 5 Dock High and 1 (18'x 18') Ground Level

POWER: 3000 amps, 277/480v/3 phase

LIGHTING: LED

SPRINKLERED: 0.45/3000 calculated sprinklers

SECURITY: Cameras throughout the facility

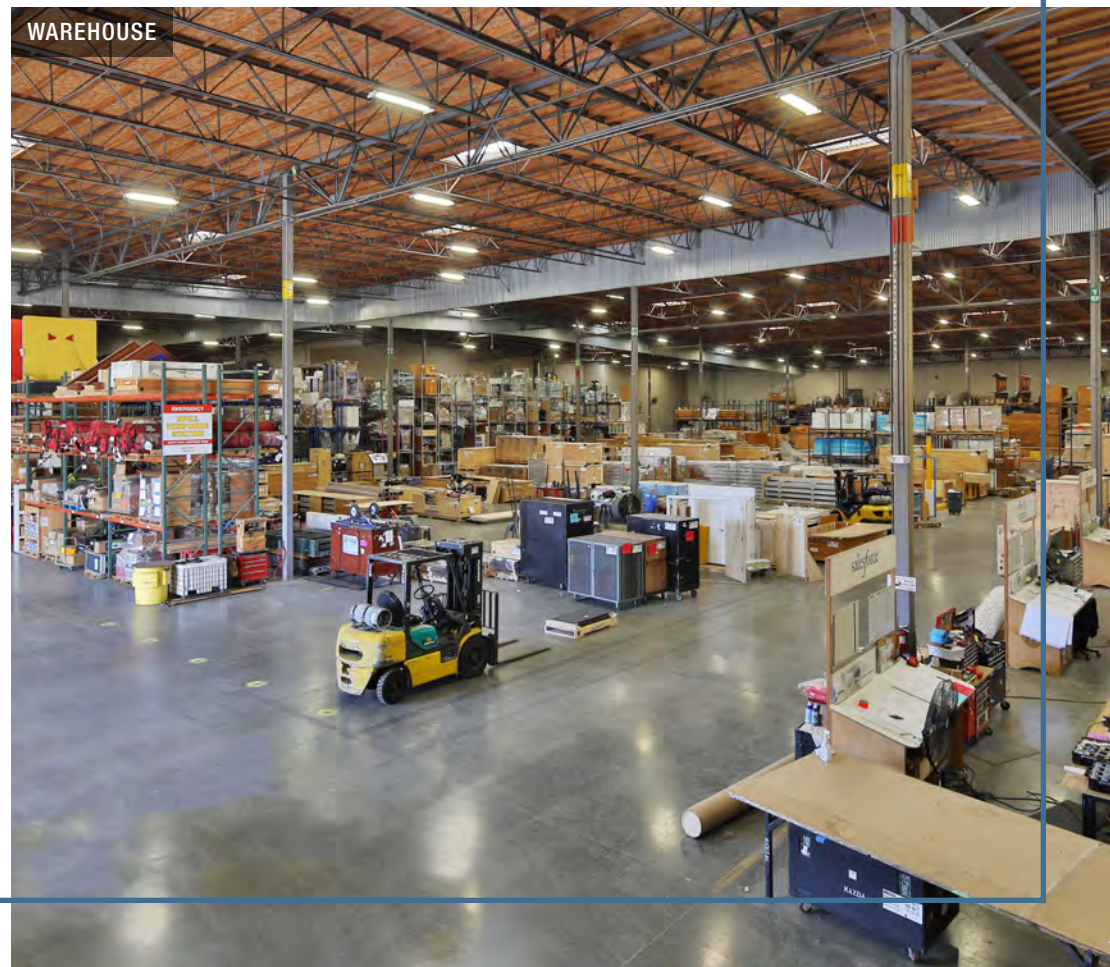
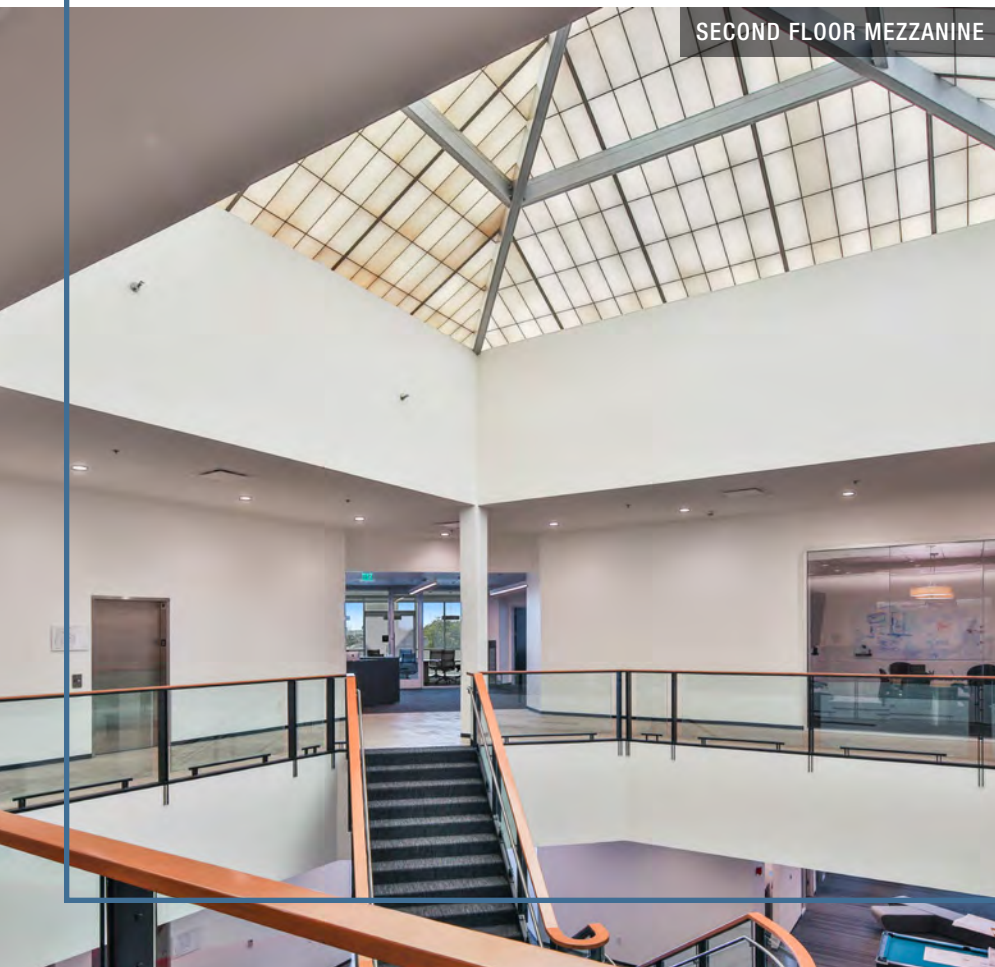
YARD: Fenced/Secured

OFFICE ELEVATOR: Yes

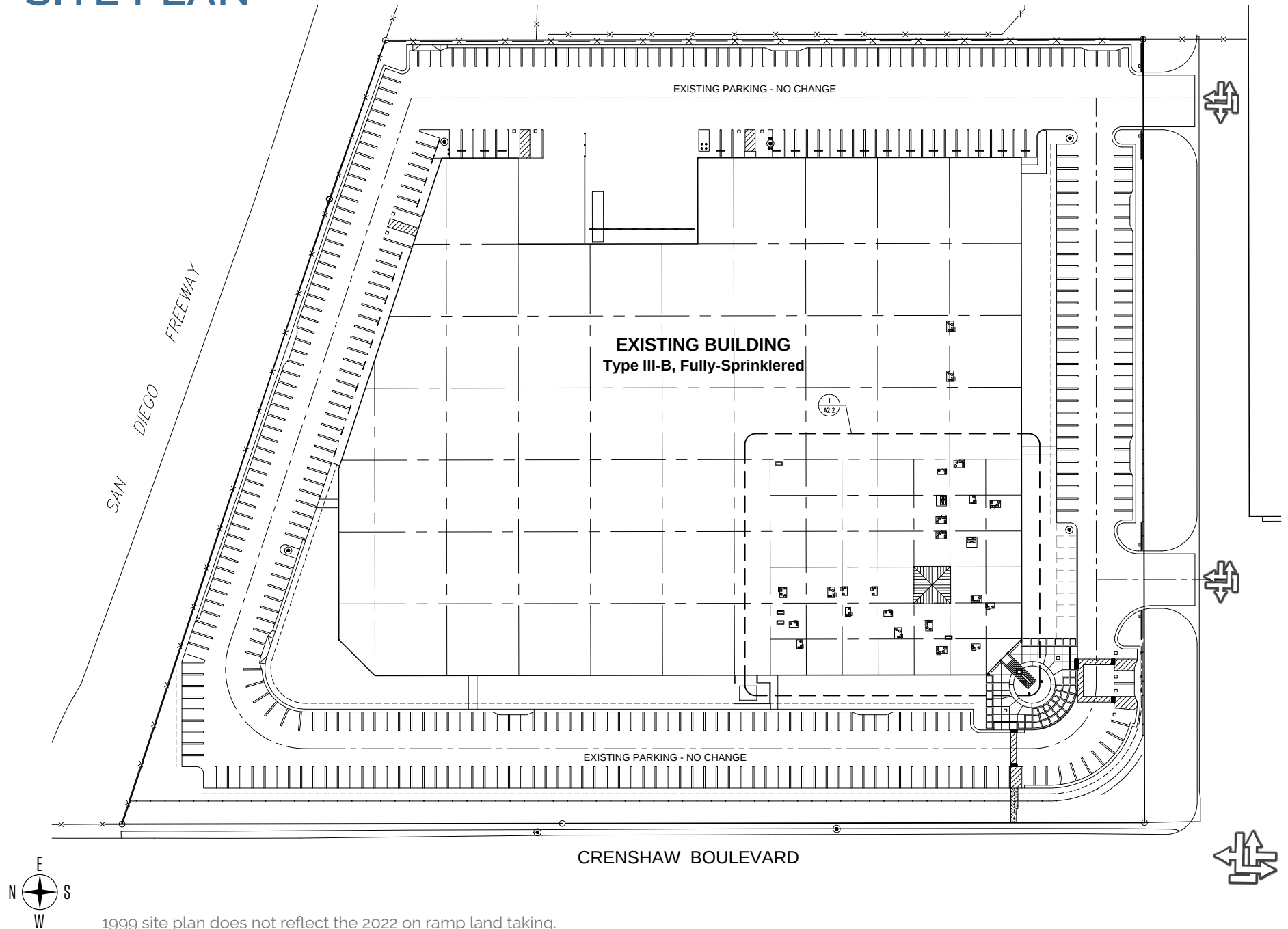
YEAR BUILT: 1999

ZONING: TOI-HVY

APN: 4090-021-037



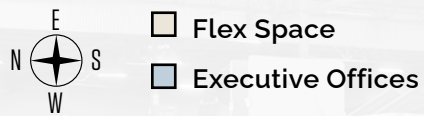
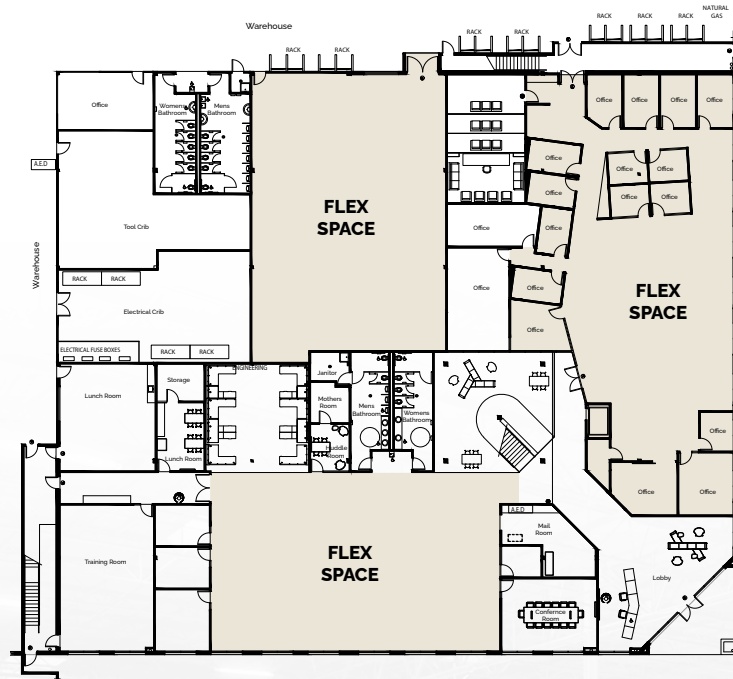
SITE PLAN



FLOOR PLANS

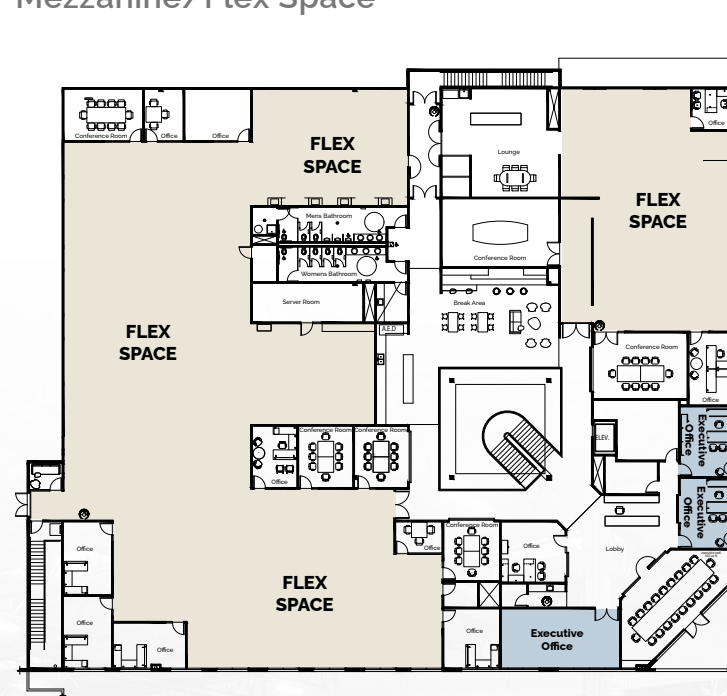
First Floor

Creative Office/Flex Space



Second Floor

Mezzanine/Flex Space



SPACE THAT
FEELS UNIQUELY
YOURS

YOU CAN EXPLORE
THE OPPORTUNITY
TO USE A PORTION OF
THE CREATIVE OFFICE
AND FLEX SPACE
FOR LABORATORY,
RESEARCH AND
DEVELOPMENT,
PRODUCT SHOWROOM,
TRAINING AREA, AND
MULTIPLE OTHER USES.



WAREHOUSE

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Palos Verdes

Redondo Beach

Hermosa Beach



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