



Address: 1405-1407 240th St, Harbor City, CA 90710
Cross Streets: President Ave/240th St

Ideal Warehouse or Manufacturing Facility
 Fenced, Gated Yard w/ Drive Around Access
 125'-150' Loading Distance
 Heavy Power

Lease Rate/Mo: \$68,869
Lease Rate/SF: \$1.31
Lease Type: Net / Op. Ex: \$0.38
Available SF: 52,572 SF
Minimum SF: 52,572 SF
Prop Lot Size: 2.64 Ac / 114,909 SF
Term: 5-10 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$143,490 / 2022
Yard: Fenced / Paved
Zoning: (Q)MR1-1VL-0

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 4 / (2) 12' x 12'; (2) 12' x 14'
DH Doors/Dim: 4 / 8' x 10'
A: 1600 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1999
Whse HVAC: No
Parking Spaces: 62 / **Ratio:** 1.2:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 5,330 SF / 10
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 1,249 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Torrance
APN#: 7439-009-017

Listing Company: The Klabin Company

Agents: [Courtney Bell 310-329-9000](mailto:Courtney.Bell@klabin.com), [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com)

Listing #: 31928734

Listing Date: 08/04/2022

FTCF: CB300N000S000/OAA

Notes: Current improvements include distributed power, airlines, and showroom. 1,249 SF of bonus storage mezzanine. Indicated sprinkler calculation: .45/3000. Listing agent must be present for qualified tours. Lessee to verify all information contained herein.



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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

