

# 1206-1208 WEST 190TH ST TORRANCE

INDUSTRIAL LAND FOR LEASE



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**MIG** | **COMMERCIAL  
REAL ESTATE**  
SERVICES, INC

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## PROPERTY CHARACTERISTICS

- Proximity to the 405,110 and 213 Freeways
- Proximity to LAX, Long Beach Port and Los Angeles Port
- Divisible Lot
- Fully Fenced Secured Lot
- Fully Paved Lot
- Modern Office Space
- Ideal For - Contractor's Yard, Truck Depot, Storage Yard

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$51,048/Month
<b>Price Per Square Foot:</b>	\$0.75
<b>Lease Type:</b>	Modified Gross
<b>Zoning:</b>	M-2-IP
<b>Lot Size:</b>	68,064 SF
<b>Building Size:</b>	7,900 SF
<b>Lot Dimensions:</b>	Approximately 194' x 372'
<b>APN:</b>	7351-030-001 & 7351-030-002





## PROPERTY DESCRIPTION

MIG Commercial Real Estate Services, Inc. is pleased to present an outstanding leasing opportunity at 1206-1208 W 190th Street, Torrance, CA. This property encompasses approximately 68,064 square feet (1.56 acres) of prime land, zoned LCM2, making it ideal for a variety of industrial uses, including truck depot operations, container storage, manufacturing, processing, packing, and drayage. The site is fully fenced, paved, and secured, featuring 5,650 square feet of office space equipped with HVAC and an additional 2,250 square feet of warehouse space.

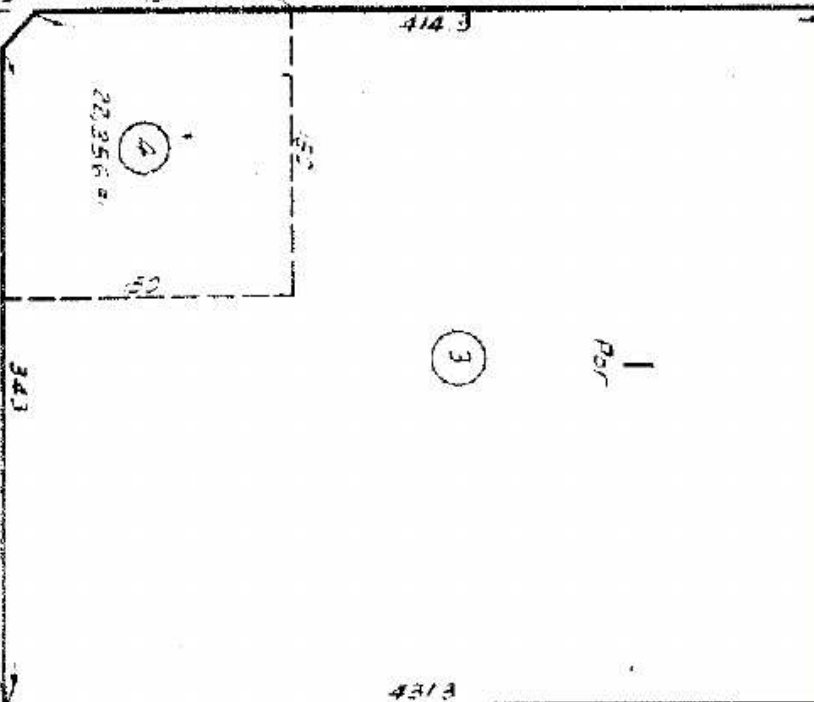
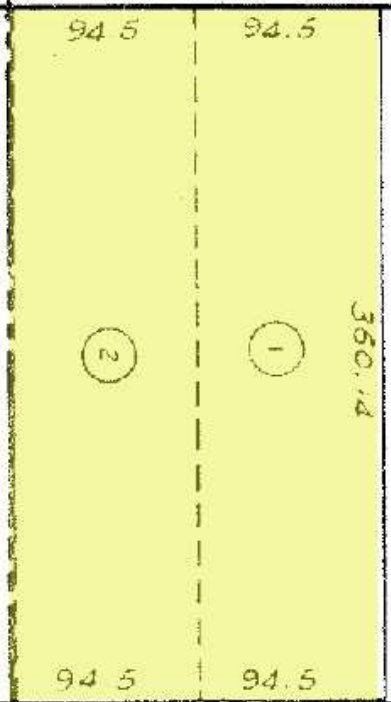
Strategically located, this property offers excellent connectivity, with proximity to major transportation hubs: just 10.5 miles from LAX, 13.6 miles from the Long Beach Port, and 12.2 miles from the Los Angeles Port. The site provides easy access to major highways, including the 110, 405, 213, and 91, ensuring seamless logistical operations.

Key site specifications include APNs 7351-030-001 and 7351-030-002, lot dimensions of approximately 194 feet by 372 feet, a curb cut of 39 feet by 39 feet, and frontage measuring approximately 198 feet. The property is available for lease at a competitive rate of \$51,048 per month, equating to \$0.75 per square foot on a gross basis. This offering presents a unique opportunity for businesses seeking a strategically located and well-equipped industrial site in Torrance.

No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Lessee & Lessee's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.

51 30  
100'

1506  
1519



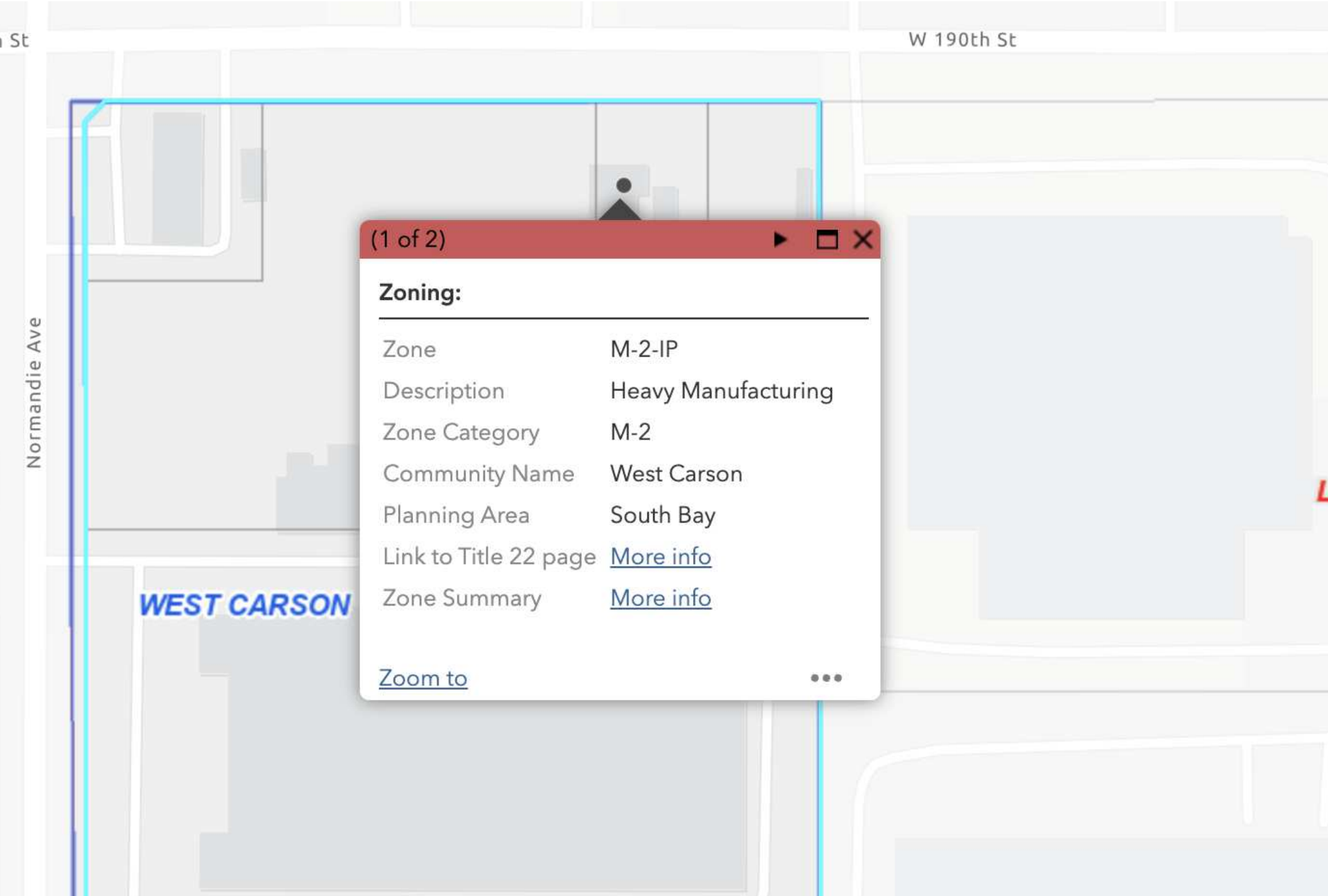
NORMANDIE



CODE  
1506  
1519

TRACT NO. 4  
M. B. 56-30-3

FOR PREV. ASSMT. SEE:  
7350-110



(1 of 2) [Navigation icons]

**Zoning:**

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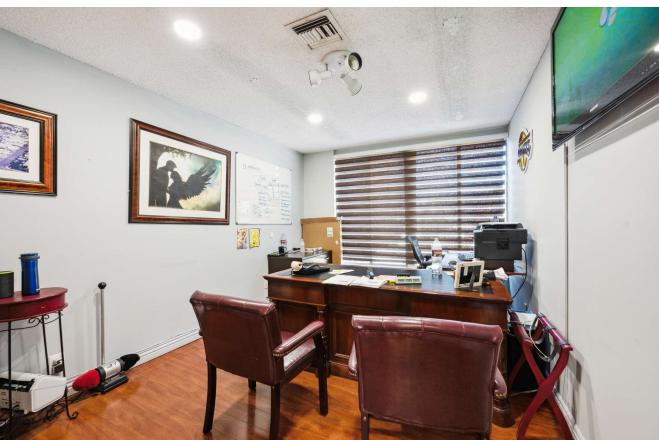
Zone	M-2-IP
Description	Heavy Manufacturing
Zone Category	M-2
Community Name	West Carson
Planning Area	South Bay
Link to Title 22 page	<a href="#">More info</a>
Zone Summary	<a href="#">More info</a>

[Zoom to](#) [More options icon]









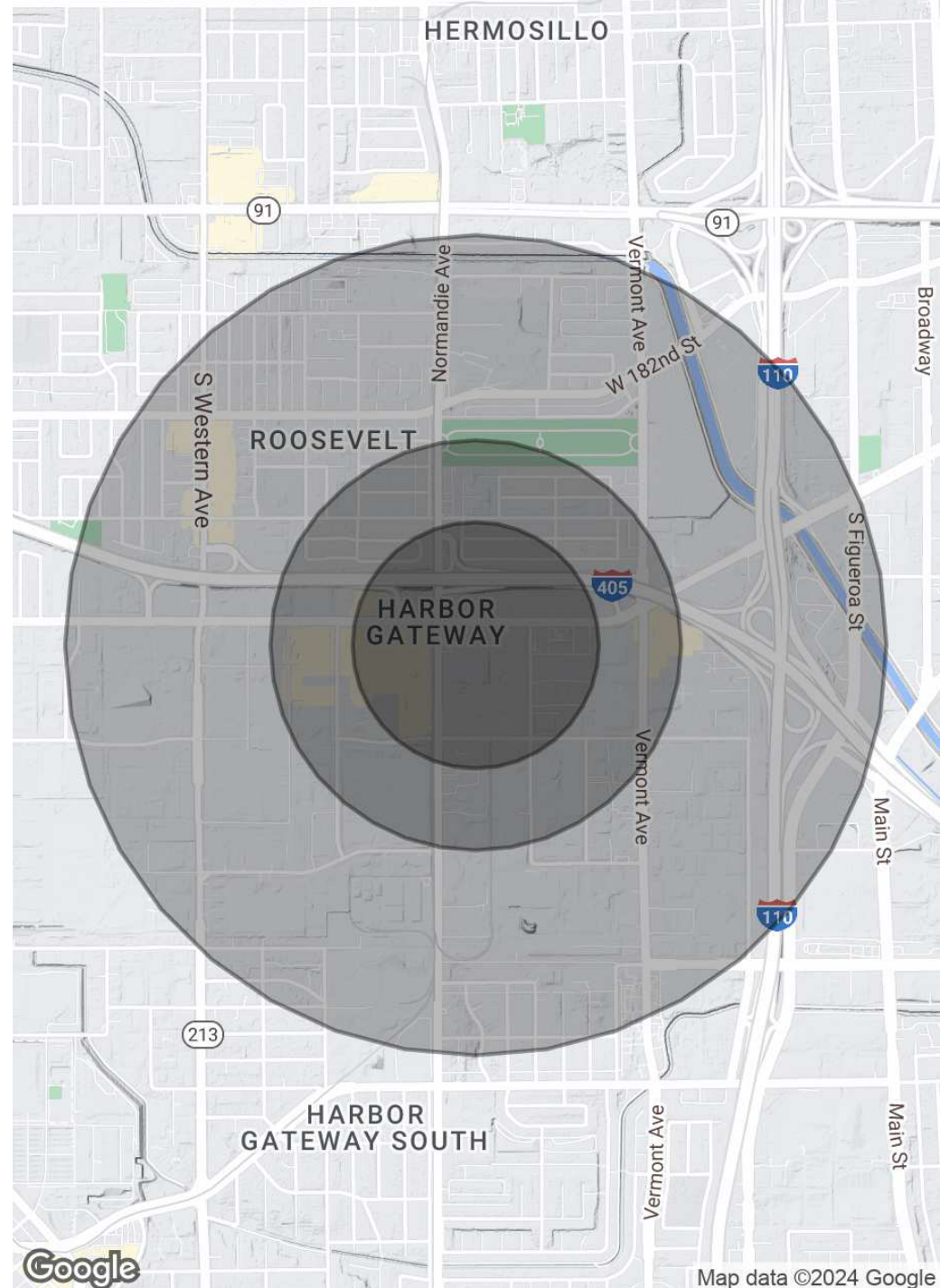


POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	158	1,481	8,586
<b>Average Age</b>	46	46	44
<b>Average Age (Male)</b>	45	45	42
<b>Average Age (Female)</b>	47	48	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	57	548	3,053
<b># of Persons per HH</b>	2.8	2.7	2.8
<b>Average HH Income</b>	\$92,640	\$117,991	\$122,947
<b>Average House Value</b>	\$789,333	\$778,935	\$755,007

Demographics data derived from AlphaMap



Map data ©2024 Google