FOR SUBLEASE

525 Maple Avenue

TORRANCE, CA 90503

Colliers



±46,119 SF - ±53,581 SF | Industrial Sublease Opportunity

Stan Kwak
Senior Vice President
+1 949 724 5722
stan.kwak@colliers.com

Selden McKnight
Senior Vice President
+1 949 724 5611
selden.mcknight@colliers.com

Jennifer Min
Senior Associate
+1 310 279 5797
jennifer.min@colliers.com

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Property Highlights

- ±46,119 - ±53,581 SF Warehouse Space
- 22’ - 24’ Clear Height
- 5 Loading Docks - 3 Pit Levelers,
  2 Edge Of Dock Levelers
- 1 Ground Level Door
- Fully Racked Space
- .45 GPM / 3,000 SF Sprinkler System (Verify)
- Dedicated Restrooms
- Separate Entrance
- Strong Credit Sublessor
- Sublease Through May 31, 2028
  - Longer Term May be Possible
    (Confirm with Listing Team)



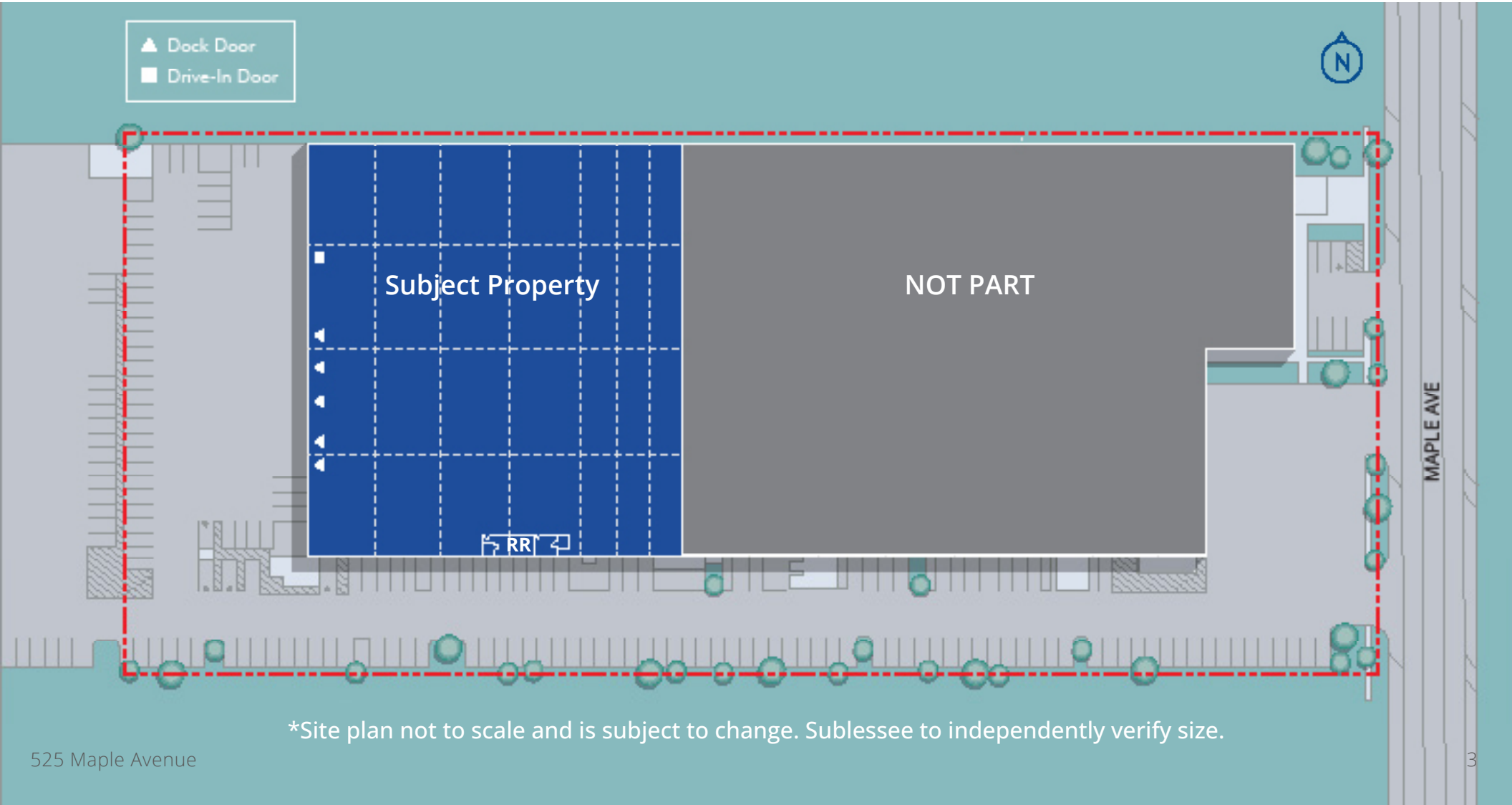
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Site Plan



*Site plan not to scale and is subject to change. Sublessee to independently verify size.

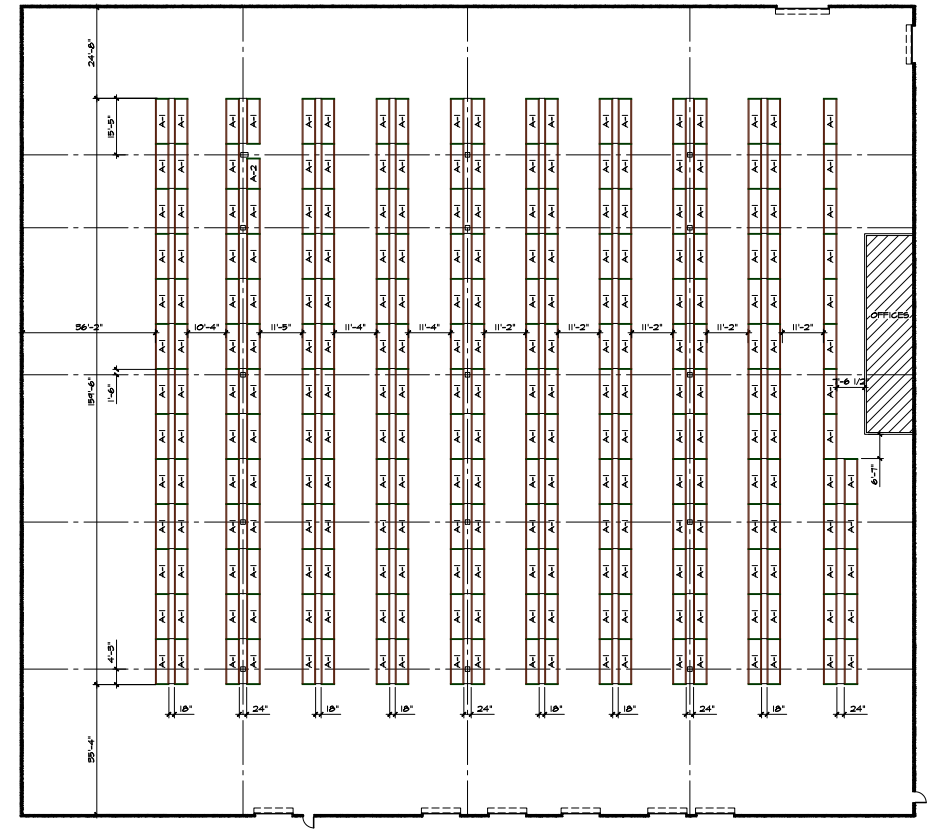
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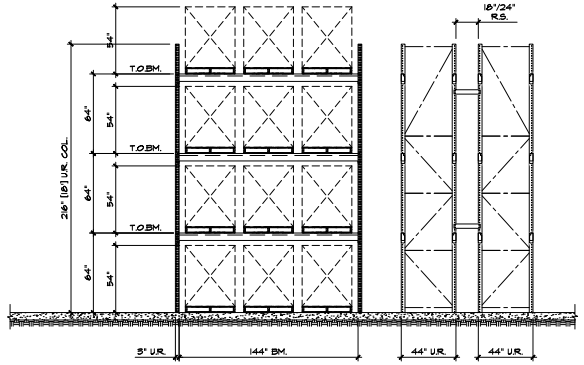
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Racking Plan | ±53,581 SF (Dedicated Space)



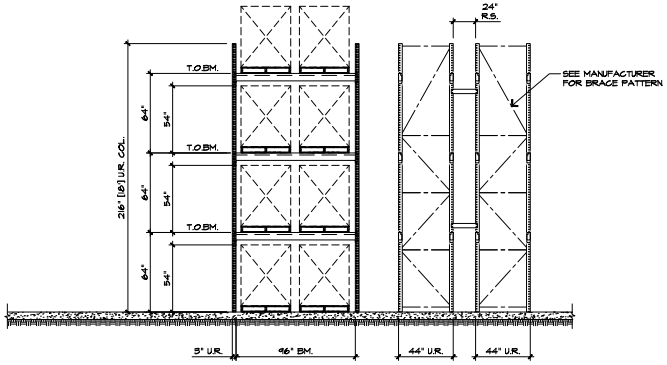
SCALE: 1/16" = 1'-0"

FLOOR PLAN



SCALE: 1/4" = 1'-0"

SELECTIVE RACK A-1



SCALE: 1/4" = 1'-0"

SELECTIVE RACK A-2

** Racking plan not to scale and is subject to change. Sublessee to independently verify size and measurements. Sublessor does not warrant the condition or usability of the racking system.*

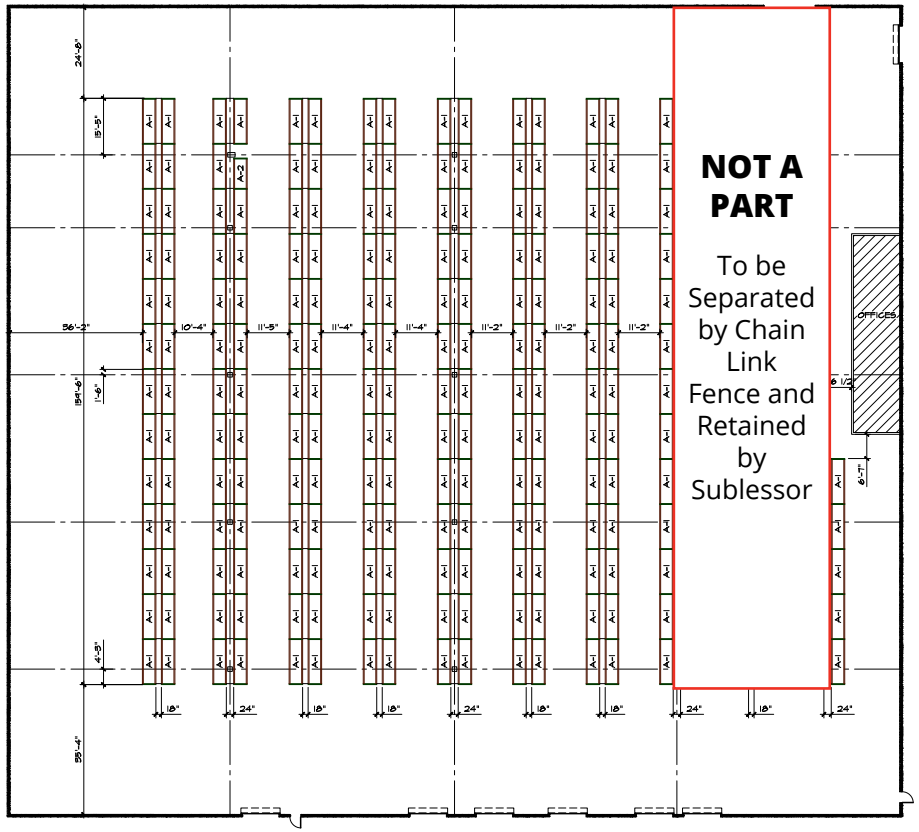
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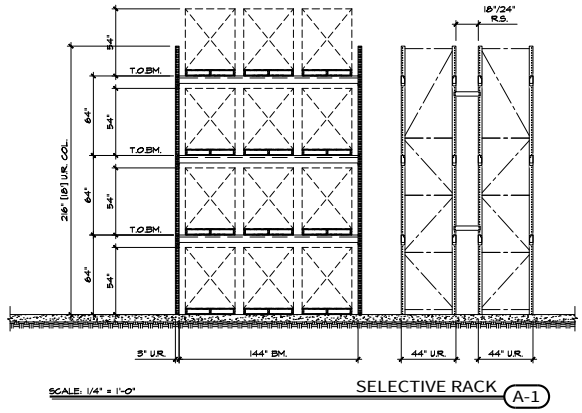
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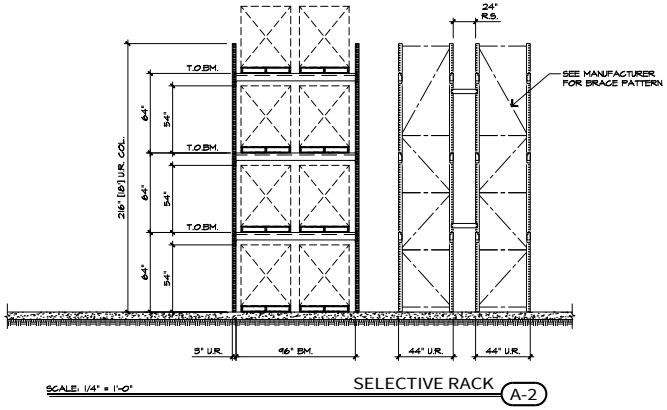
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Racking Plan | ±46,119 SF (Shared Space)







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±11 Miles
Port of Los Angeles

±12 Miles
Port of Long Beach

±10 Miles
LAX Airport

±15 Miles
Long Beach Airport

±35 Miles
John Wayne Airport

±2 Miles
I-405 & CA-91 Freeways

±4 Miles
I-110 Freeway

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