

# For Lease

# R&D/ASSEMBLY SPACE LIGHT INDUSTRIAL SPACE



## WESTERN COMMERCE CENTER

22301 S. Western Avenue, Torrance, CA 90501



Area Map

- Perfect Uses Include R & D, Assembly, Light Industrial, Warehousing, or Service Businesses
- Visible Corner Location on Western Avenue at 223rd Street in Torrance
- 31,000 Car Traffic Count Intersection
- 1,630 to 31,310 Square Foot Suites
- From 10% to 60% Office Buildout
- Signage Available
- 16 To 21 Foot Warehouse Clearance
- Appealing Architecture
- 10' x 12' Loading Doors



See other side for more information



**SURF MANAGEMENT, INC.**

357 Van Ness Way, Suite 100  
Torrance, California 90501

533-5900