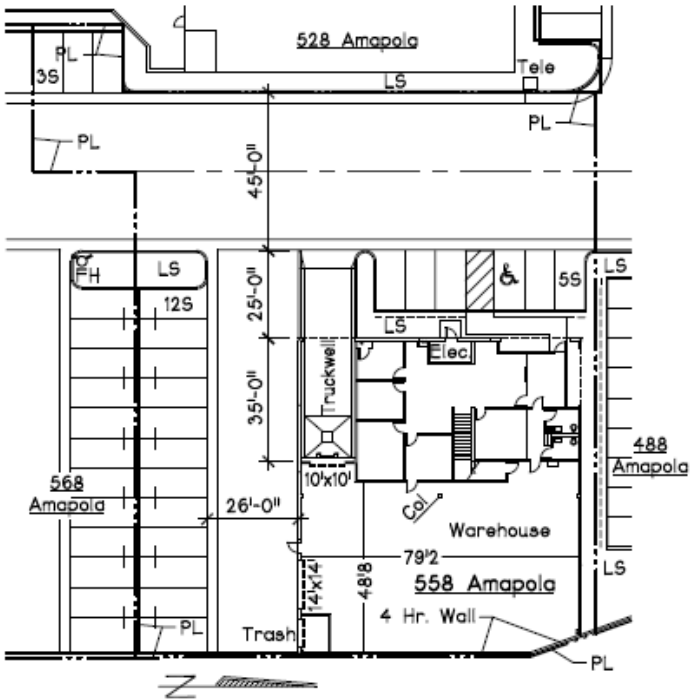


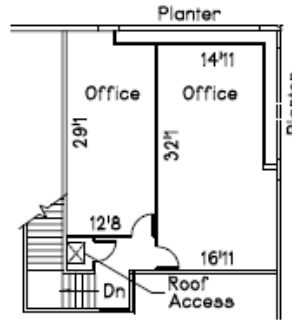
558 Amapola Avenue **EXISTING FLOOR PLAN**
City of Torrance, CA 90501



Total Sq. Ft.
w/ Mezzanine
8,224 Sq. Ft.
Footprint
7,209 Sq. Ft.

Ground Floor Office
(Excludes Entry, Shop RR)
2,286 Sq. Ft.

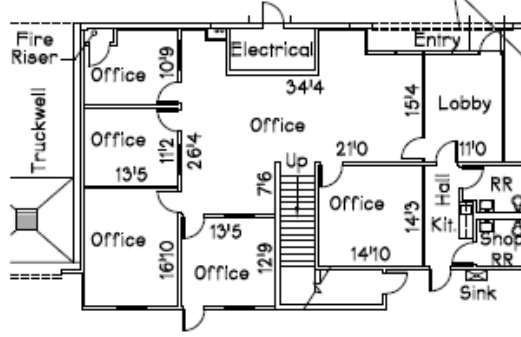
Mezzanine Office
(Includes Landing)
1,015 Sq. Ft.



Mezzanine Office Plan

Scale: 1" = 20'

Security Grille



Office Plan

Scale: 1" = 20'

Parking Summary

20 Standard
1 Handicap

Scale: 1" = 40' 226-027

David O. Roberts P.E., Inc.
17280 Newhope Street, #17
Fountain Valley, CA 92708
(949) 633-1621
Email: Dave@DORoberts.com

7-16-2026

Torrance Business Center

*Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features Developed by Lyons & Lyons Properties.

*Loading: Overnight 60' Concrete Truckwell Dock; (1) 10'x10' Dock High and (1) 14'x14' Ground Level Door.

*Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); 0.45/3000 Fire Sprinklers; White Scrim Ceilings; Polished and Sealed 5" Thick Reinforced Concrete Slab; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; 24' Clear Height; Pearl White Walls; LED Lights.

*Utility Service: 400 Amp, 277/480 Volt, 3 Phase with add'l conduit capacity;

Natural Gas Stubbed; 2" Heavy Duty Water Service.

*Downstairs Office: Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished and Sealed Concrete Slab w/ Vinyl Basecove.

*Enclosed Mezzanine Office w/ Sprinklers; HVAC; Vaulted Ceiling; 2'x4' LED Fixtures; Finished Walls over Concrete; Monitoring Windows; w/ Luxury Vinyl Tile Flooring and Vinyl Basecove.

*Exclusive Parking Stalls; Heavy Duty Asphalt Paving.

*Secured Concrete Trash Enclosure Vault.

*Experienced Landlord with Additional Buildings For Expansion. *Low City Business Fees.



Industrial Park Planned Initiatives 3Q'26-1Q'27

- New Asphalt Slurry Coat and Fresh Restriping
- Repaint Building Exterior Bright White w/ Grey Accents
- Improve Landscaping w/ Artificial Turf, Providing Clean Aesthetic Look and Lower CC&R Landscape Maintenance Expense

LYONS & LYONS PROPERTIES
Chuckie Lyons - Broker Lic. 00625110
Colin O'Brien - Lic. 02145353



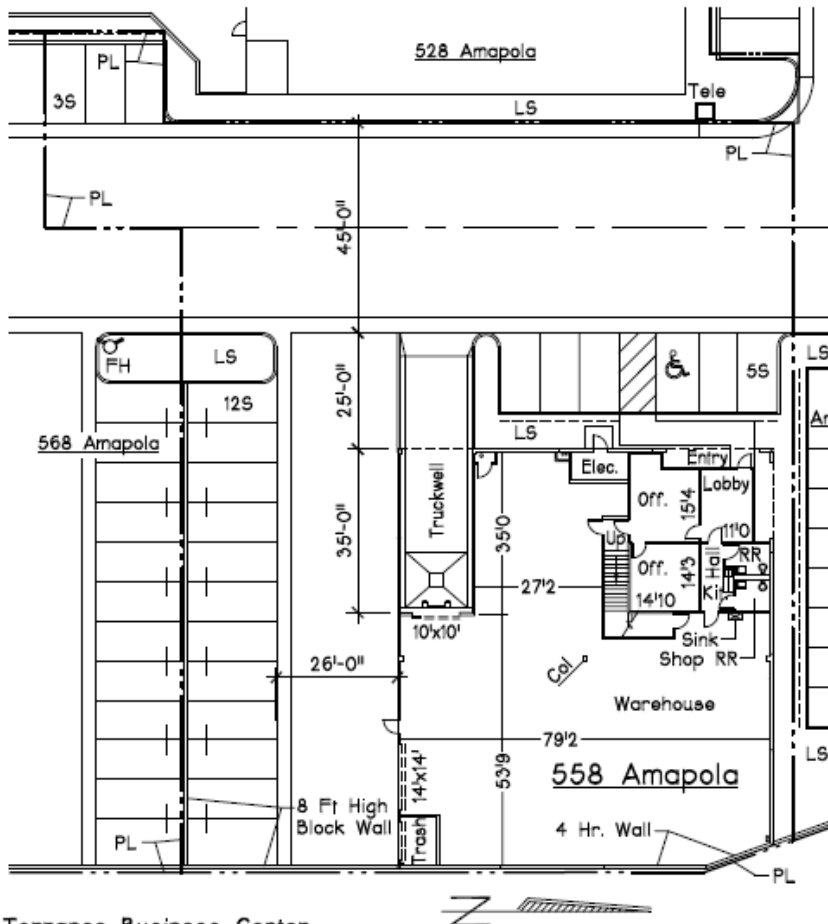
(310) 414-4500
colin@lyonsandlyons.net

WWW.LYONSANDLYONS.NET
880 Apollo Street, Suite 227
El Segundo, CA 90245

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

ALTERNATE FLOOR PLAN

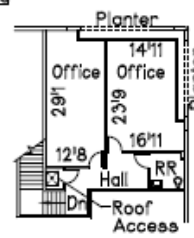
Restoration



Total Sq. Ft.
w/ Mezzanine
8,224 Sq. Ft.
Footprint
7,209 Sq. Ft.

Ground Floor Office
(Excludes Entry,
Shop RR)
1,076 Sq. Ft.

Mezzanine Office
(Includes Landing)
1,015 Sq. Ft.



Mezzanine Office Plan

Parking Summary

20	Standard
1	Handicap

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2'x4' LED Fixtures; Finished Walls over Concrete; Monitoring Windows;

*Exclusive Parking Stalls; Heavy Duty Asphalt Paving.

*Secured Concrete Trash Enclosure Vault.

***Experienced Landlord with Additional Buildings For Expansion.**

*Low City Business Fees.

Scale: 1" = 30' 226-027

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