



FOR LEASE / SALE

12838 Weber Way, Hawthorne

11,685 SF Industrial Building

\$15,074/month (\$1.29/SF) GROSS / \$2.9M Sale Price



FEATURES

Available Square Footage	11,685
Land Square Footage	22,712
Office Square Footage	1,952
Parking	15
Loading	3 Ground Level Doors
Minimum Ceiling Clearance	20'
Power	600 Amps, 120-240 Volts
Sprinkler System	Yes
Year Built	1949
Construction	Concrete Tilt-Up
Zoning	M2

ACCESSIBILITY

MILES TO	
Los Angeles International Airport	7.0
Long Beach Airport	18.0
Los Angeles & Long Beach Ports (both)	20.5
Intermodal Container Transfer Facility	14.0

IMMEDIATE ACCESS TO
105, 405 and 110 Freeways
Alameda Corridor

HIGHLIGHTS

- Fenced Concrete Yard Area
- Excellent Single Tenant Building
- Excellent Hawthorne Location
- Close Proximity to LAX & Hawthorne Airports



MATT GINOCCHIO
LICENSE #01777208
310.436.6483
mginocchio@lareminc.com



WESLEY BABI
LICENSE #01822752
310.436.6481
wbabi@lareminc.com

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310.719.1585 // lareminc.com
165 Savarona Way, Carson, California 90746

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