



FOR LEASE

3308 W El Segundo Blvd, Hawthorne, CA 90250

31,960 SF Industrial Building

\$1.30/SF Net + \$0.25/SF OPEX



FEATURES

Available Square Footage	31,960
Land Square Footage	60,096
Office Square Footage	2,134
Parking	45
Loading	5 Dock High Positions 1 Ground Level Ramp
Minimum Ceiling Clearance	14'
Power	800 Amps, 277/480 Volts, 3P, 4W
Sprinkler System	Yes
Year Built	1951
Construction	Brick
Zoning	M2

HIGHLIGHTS

Excellent Warehouse/Manufacturing Facility
Private, Fenced, and Secured Yard Area
Excellent Street Frontage
Additional 3,000 SF Showroom/Office Area
Possession 60 Days
Immediate Access to 405, 110, and 105 Freeways

ACCESSIBILITY

MILES TO

Los Angeles International Airport	6.2
Hawthorne Airport	0.7
Long Beach Airport	17.3
Long Beach Port	19.6
TESLA, Space X, and Lowe's	0.7
Target	0.8
Costco	1.2
Fedex	1.1



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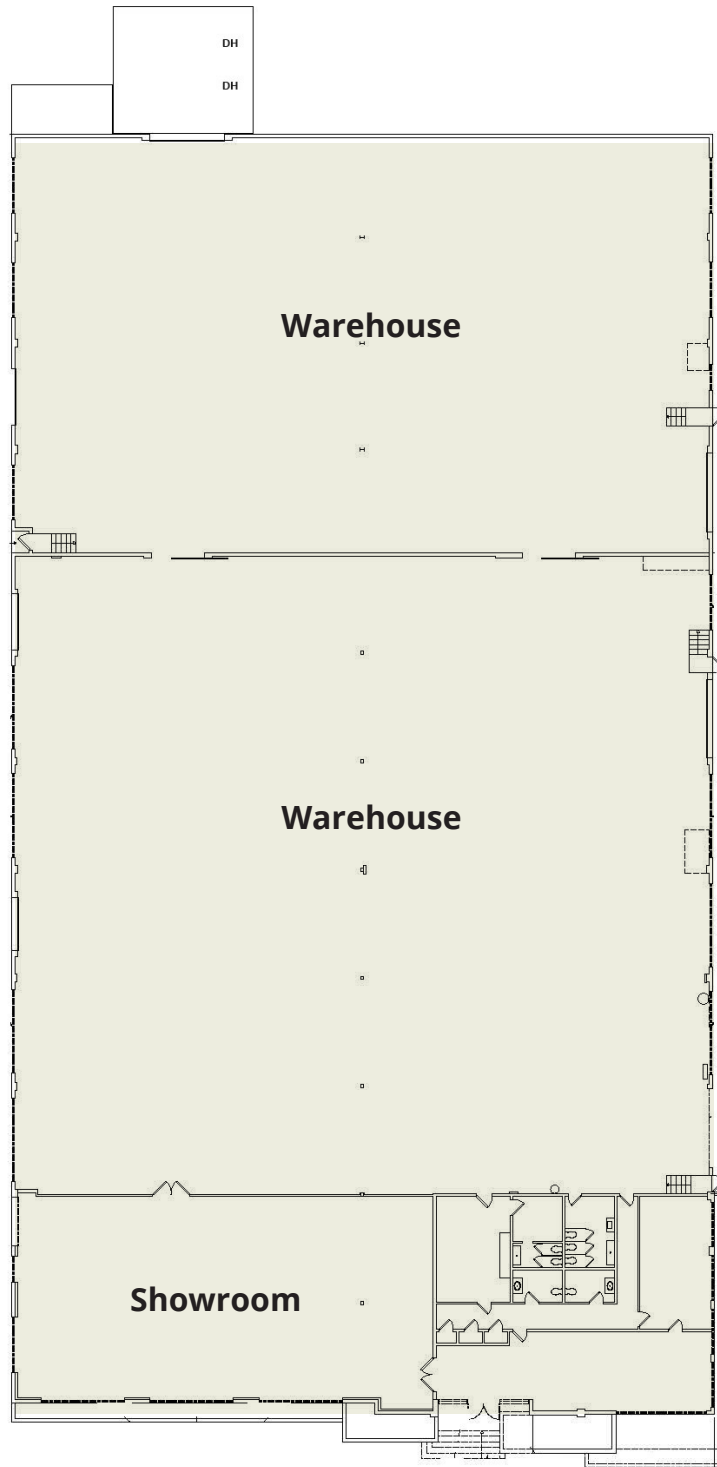
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SITE PLAN



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