

FOR LEASE

3308 W El Segundo Blvd, Hawthorne, CA 90250

31,960 SF Industrial Building

\$1.59/SF Gross



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 SystemYesYear Built1951ConstructionBrickZoningM2

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

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. 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.

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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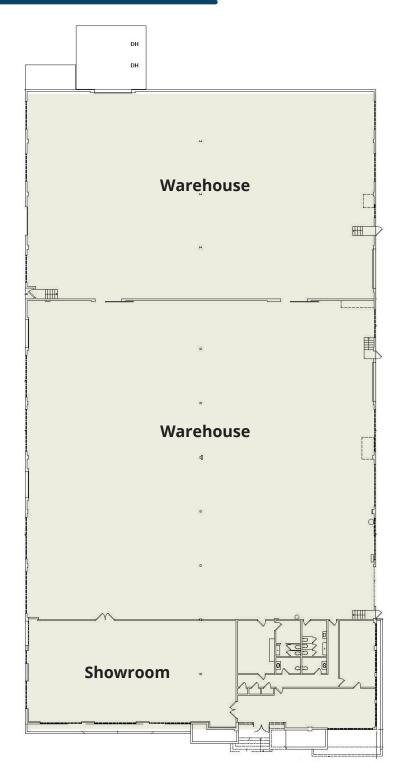
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SITE PLAN



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