



FOR LEASE/SALE

12838 Weber Way, Hawthorne, CA 90250

11,685 SF Industrial Building

\$1.39/SF NNN / \$4,260,000



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	13'-18'
Power	600 Amps, 120/240 Volts, 3P, 4W
Sprinkler System	Yes
Year Built	1949
Construction	Concrete Tilt-Up
Zoning	M2

HIGHLIGHTS

Fenced Concrete Yard Area
Excellent Single Tenant Building
Excellent Hawthorne Location
Asking Lease Rate is for a 2 Year Lease Term
Opex: \$.22/SF

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

405, 110, 105, Freeways
Alameda Corridor



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165 Savarona Way, Carson, California 90746

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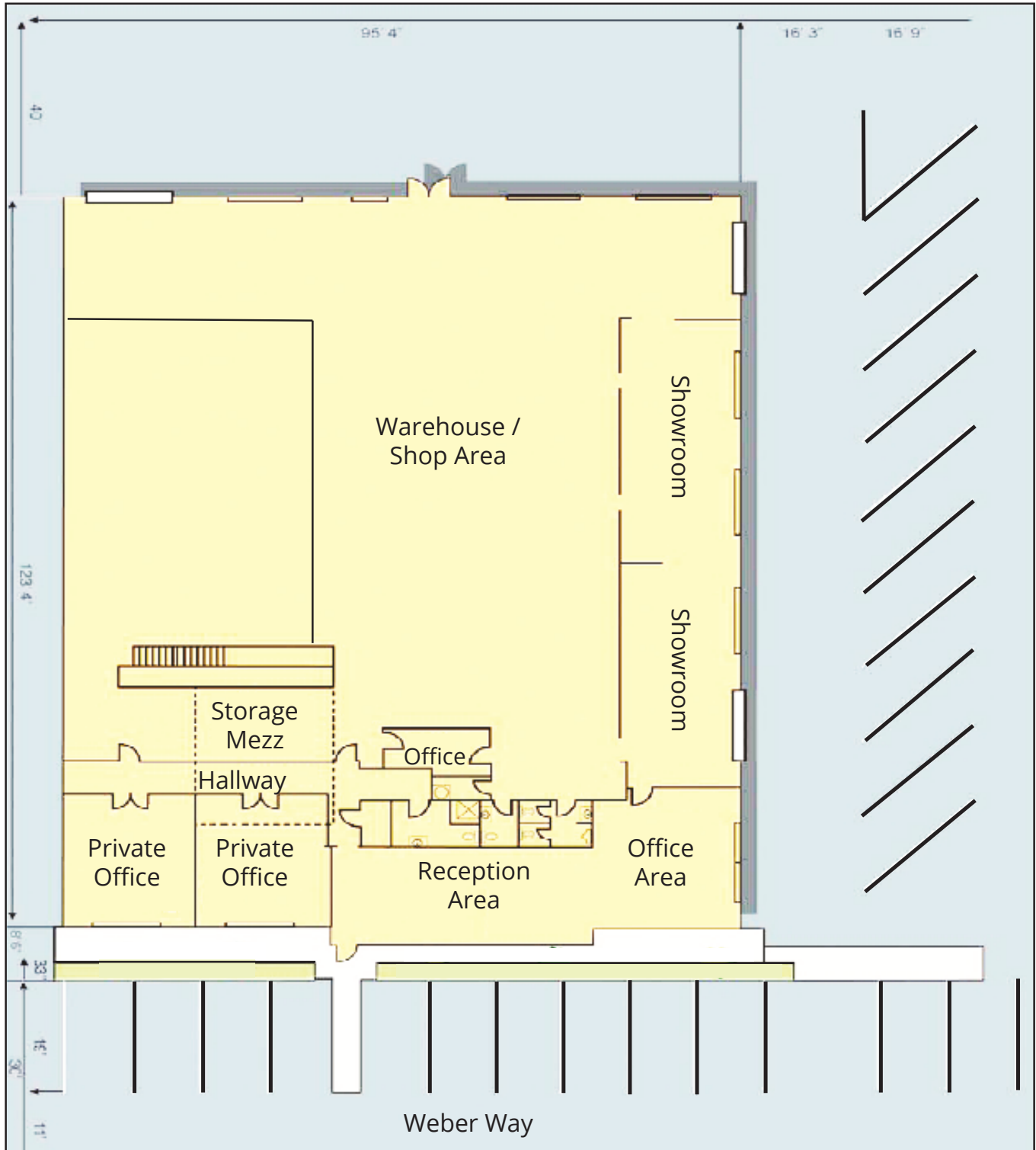
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FOR LEASE

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SITE PLAN



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