



FOR LEASE

3308 E El Segundo Blvd, Hawthorne, CA 90250

11,000 SF Warehouse Space

\$1.59/SF Gross



FEATURES

| | |
|---------------------------|--|
| Available Square Footage | 11,000 |
| Land Square Footage | POL |
| Office Square Footage | TBD |
| Parking | 11 |
| Loading | 2 Shared Dock High Positions 1 Shared 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

Part of Larger 31,960 SF Building
Possession 30 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 |



COLIN LANCASTER

Cal DRE Lic# 02197733

310.436.6488

clancaster@lareminc.com



DIMITRI PETRAKIS

Cal DRE Lic# 02208946

310.620.8770

dpetrakis@lareminc.com



WESLEY BABI

Cal DRE Lic# 01822752

310.436.6481

wbabi@lareminc.com

310.719.1585 // www.lareminc.com

165 Savarona Way, Carson, California 90746

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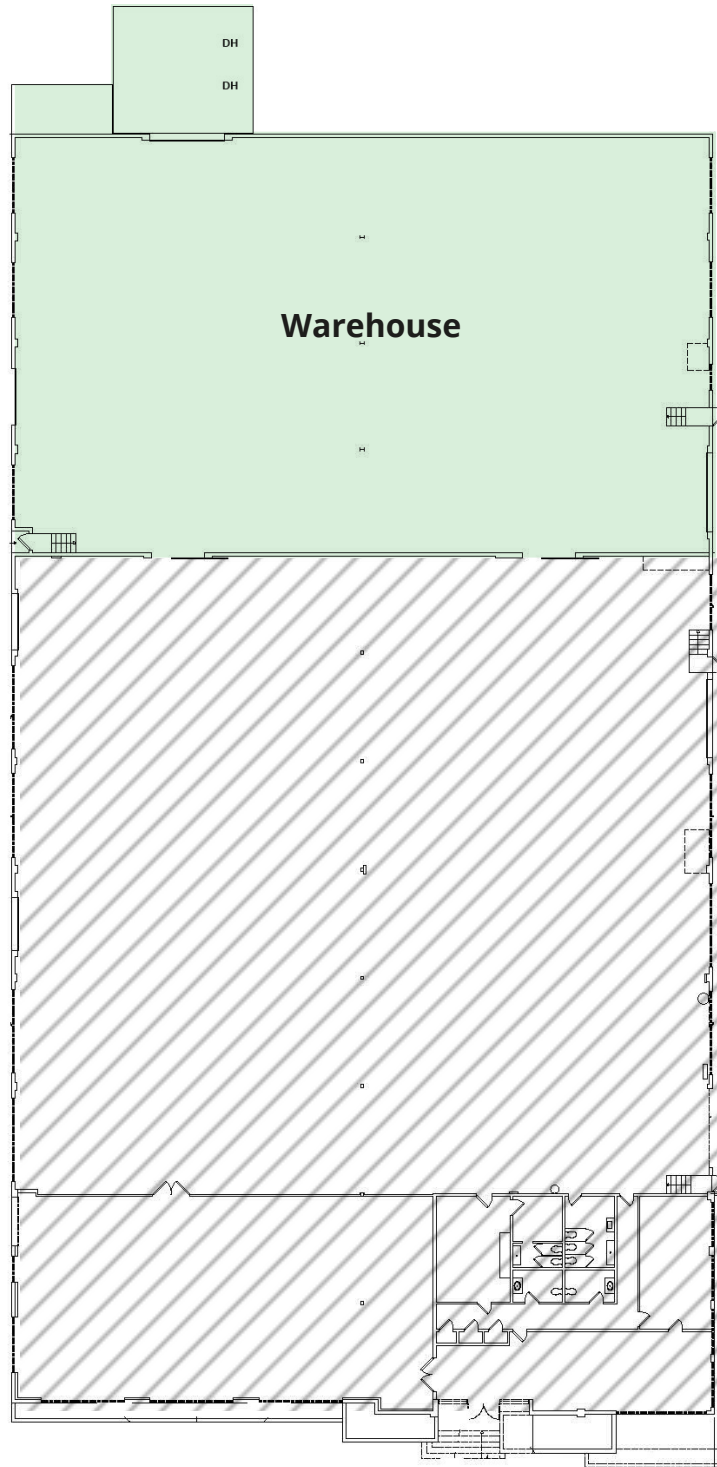
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SITE PLAN



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