



FOR LEASE

3308 E El Segundo Blvd, Hawthorne, CA 90250

20,960 SF Industrial Unit

\$1.49/SF Net + \$0.22/SF OPEX



FEATURES

Available Square Footage	20,960
Land Square Footage	POL
Office Square Footage	2,134
Parking	45
Loading	2 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
- Part of Larger 31,960 SF Building
- 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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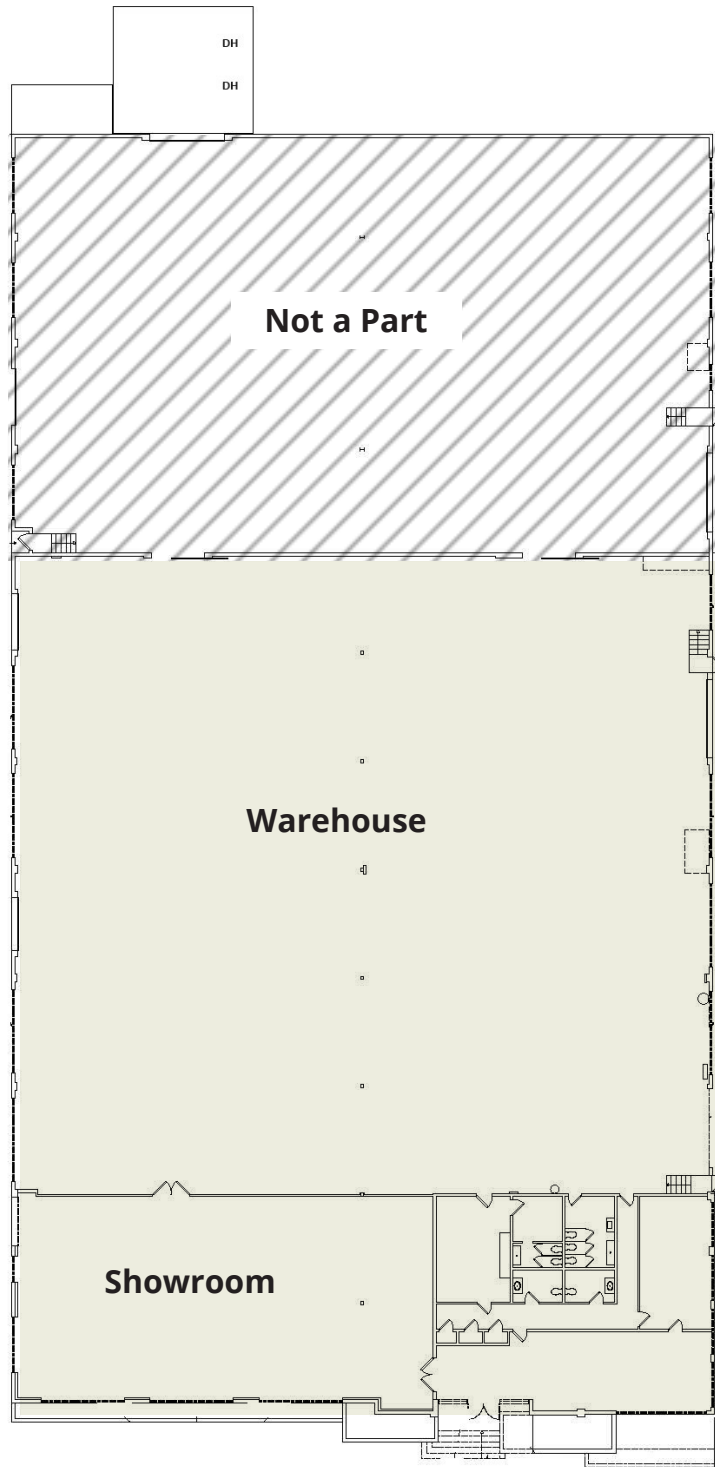
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SITE PLAN



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