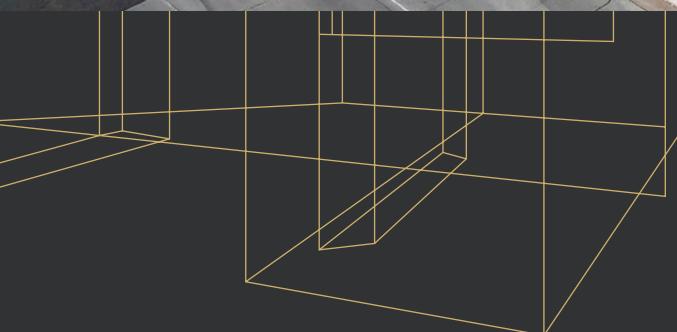


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Mathews

\$1.30 SF NNN

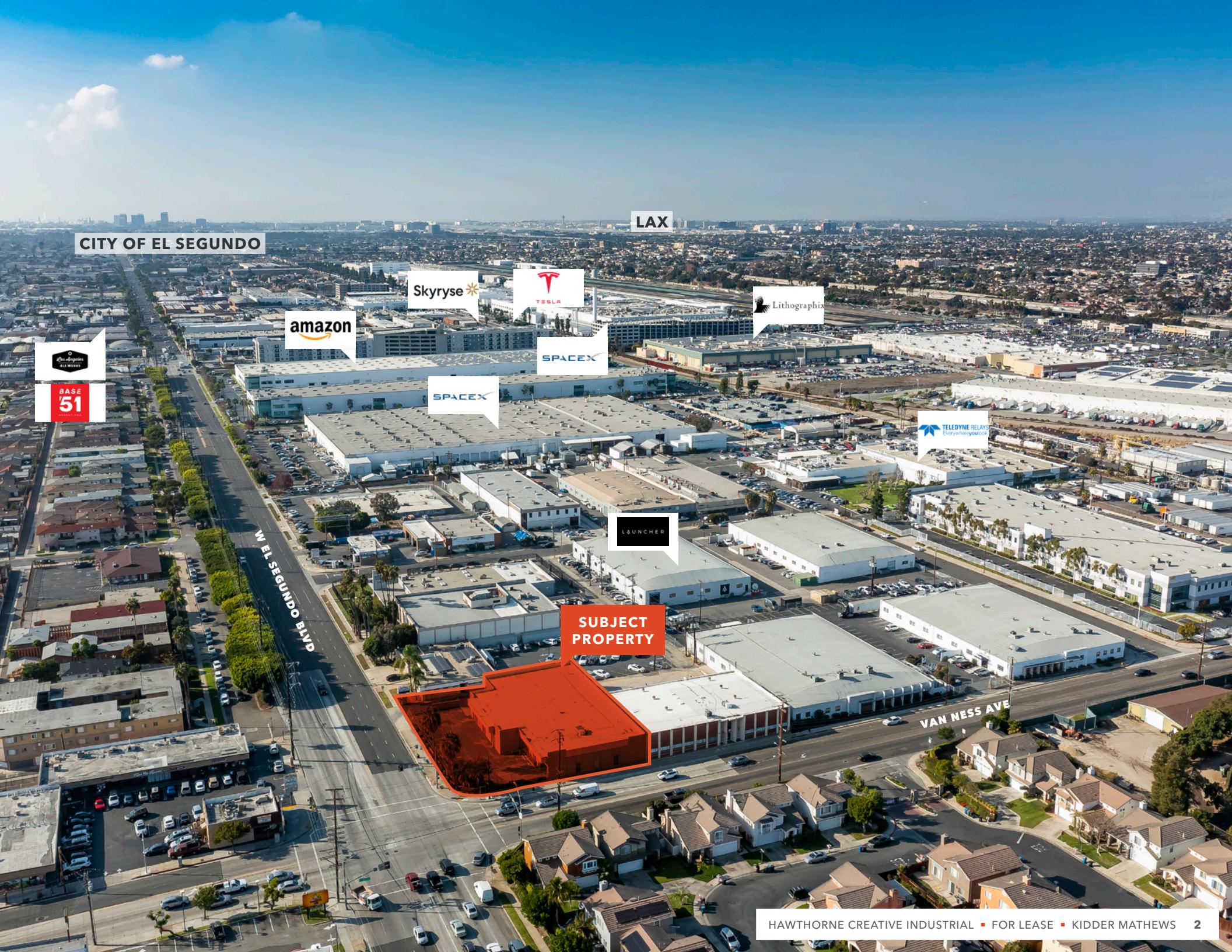
REDUCED RATE



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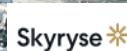
HAWTHORNE INDUSTRIAL

FOR LEASE | 2215 W EL SEGUNDO BLVD | HAWTHORNE, CA



CITY OF EL SEGUNDO

LAX



SUBJECT
PROPERTY

W. EL SEGUNDO BLVD

VAN NESS AVE

TABLE OF CONTENTS

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01

PROPERTY SUMMARY

Build to Suit Opportunity
Property Highlights

02

PROPERTY DESCRIPTION

Lease Terms
Property Description
Floor Plan
Aerial
Property Photos

03

MARKET OVERVIEW

Hawthorne Highlights



01

PROPERTY SUMMARY

BUILD TO SUIT OPPORTUNITY

PROPERTY HIGHLIGHTS

PROPERTY SUMMARY

We are pleased to present a 12,590 SF industrial facility located at 2215 W El Segundo Blvd in the heart of Hawthorne.

With its prime location to nearby Tech and Aerospace companies, local tenants include SpaceX, Launcher, Amazon, Tesla, and many more! Neighboring properties have gone through significant renovations that cater to a highly skilled workforce, with high-valued companies continuing to move into the Hawthorne submarket.

While the buildings are close to move-in ready, ownership is willing to provide a Tenant Improvement allowance depending on the Tenant's needs.

Additional building features include 15+ parking spaces, one (1) dock-high loading dock, one (1) grade-level loading dock, and 600 amps of power within the 12,590 SF of building located on approximately 20,866 SF of land. With its hard corner location, the building provides an opportunity for a company to install additional signage to have a significant street presence.

Contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com to coordinate a site visit



PROPERTY OVERVIEW

Address	2215 W El Segundo Blvd Hawthorne, CA 90250
Building Size	12,590 SF
Mezzanine Size	2,291 SF (BONUS - not included in building size)
Power	600 amps
Parking	15+ spaces
Ceiling Height	15'
Roof	New 20-year cool roof
Fire Sprinklers	Yes
Loading Docks	1 dock high & 1 grade level
Year Built	1980
Conditions	Move-in ready & TI budget allowed



PROPERTY HIGHLIGHTS

12,590 SF building & 2,291 SF bonus mezzanine

20,866 SF corner lot

15+ CAR parking

600 AMPS total

HARD CORNER location

CLOSE PROXIMITY to Amazon, Launcher, and SpaceX



02

PROPERTY DESCRIPTION

LEASE TERMS

PROPERTY DESCRIPTION

FLOOR PLAN

AERIAL

PROPERTY PHOTOS

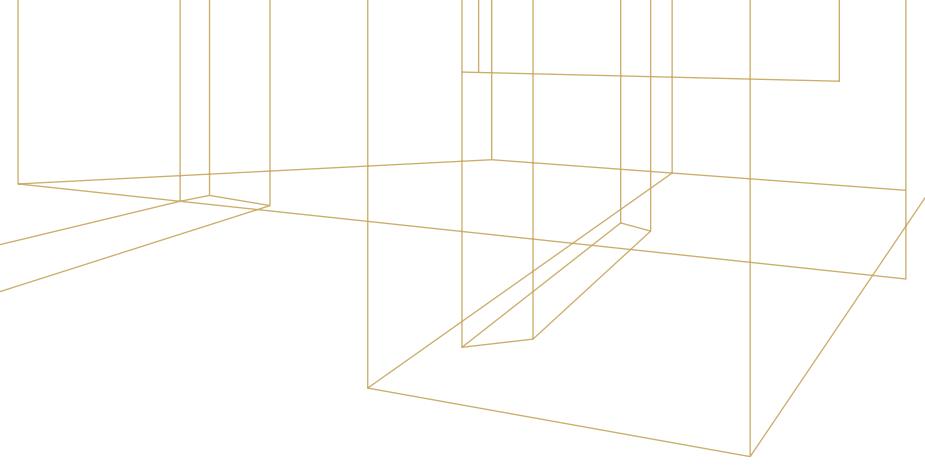


LEASE TERMS



REQUESTED LEASE TERMS

Asking Rate	\$1.30/SF NNN
Lease Length	5-10 years
Available	Immediate
Zoning	C3-MU
Available Space	12,590 SF



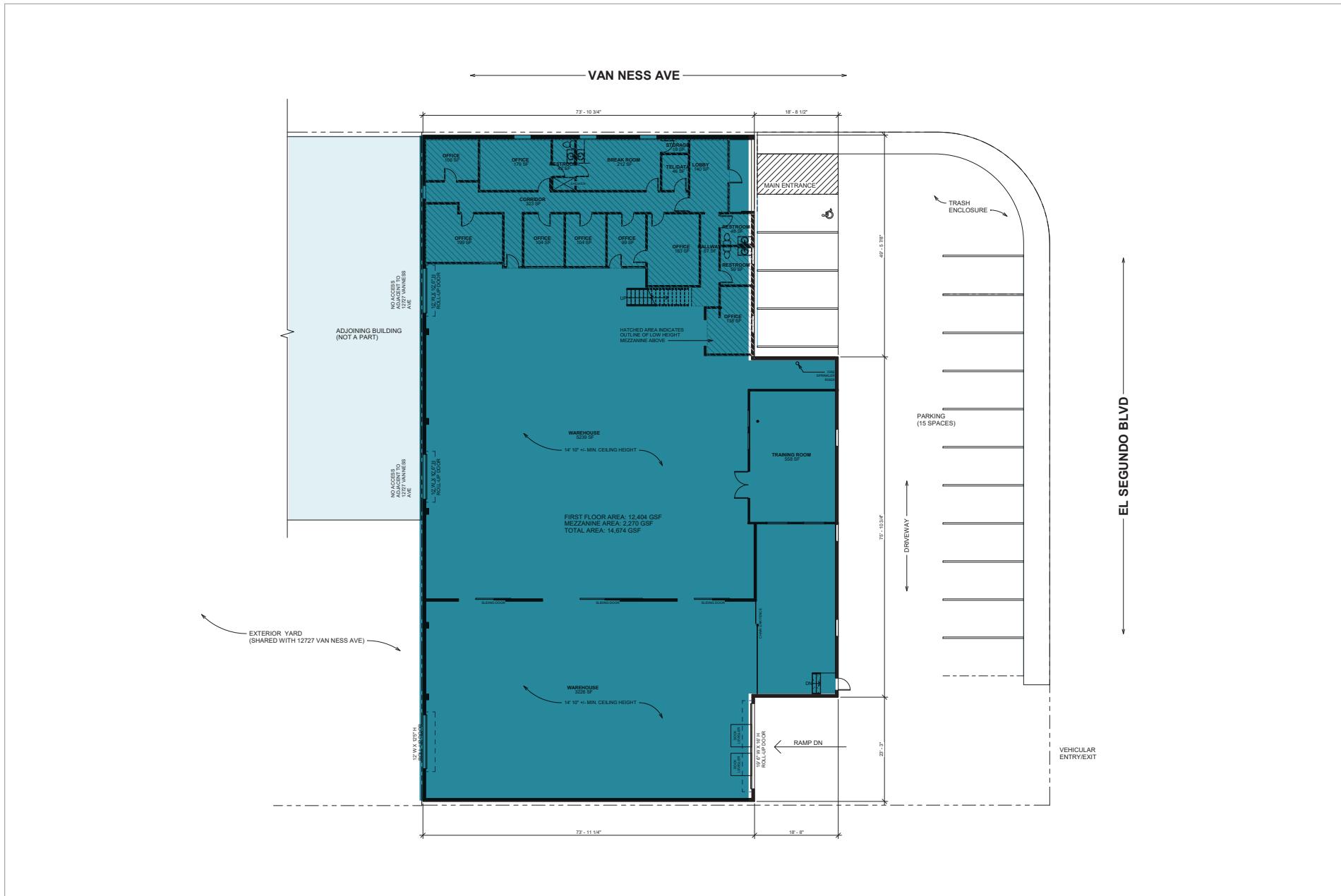
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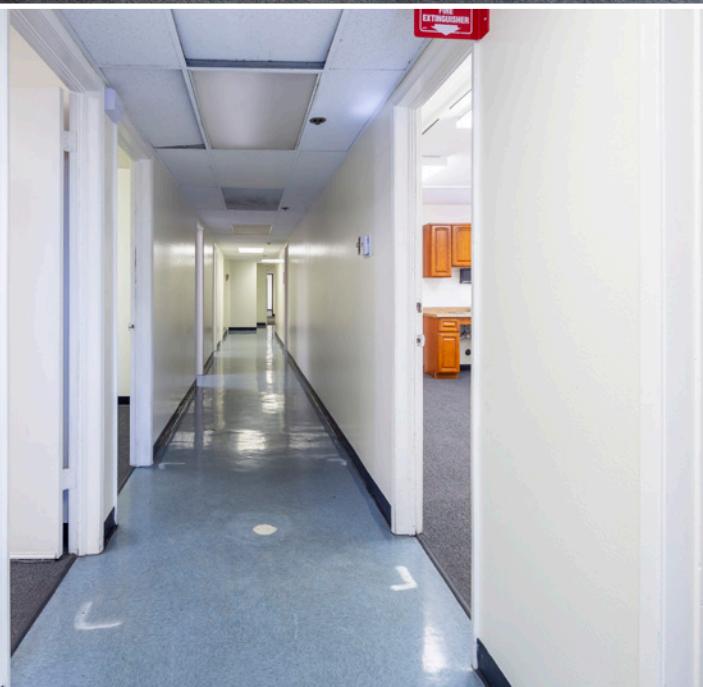
PROPERTY OVERVIEW	
Address	2215 W El Segundo Blvd
Building Size	12,590 SF
Warehouse	8,465 SF
Office & Misc.	4,125 SF
Power	600 AMPs
Parking	15
Docks	1 dock-high & 1 grade-level
Ceiling Height	15'-17'

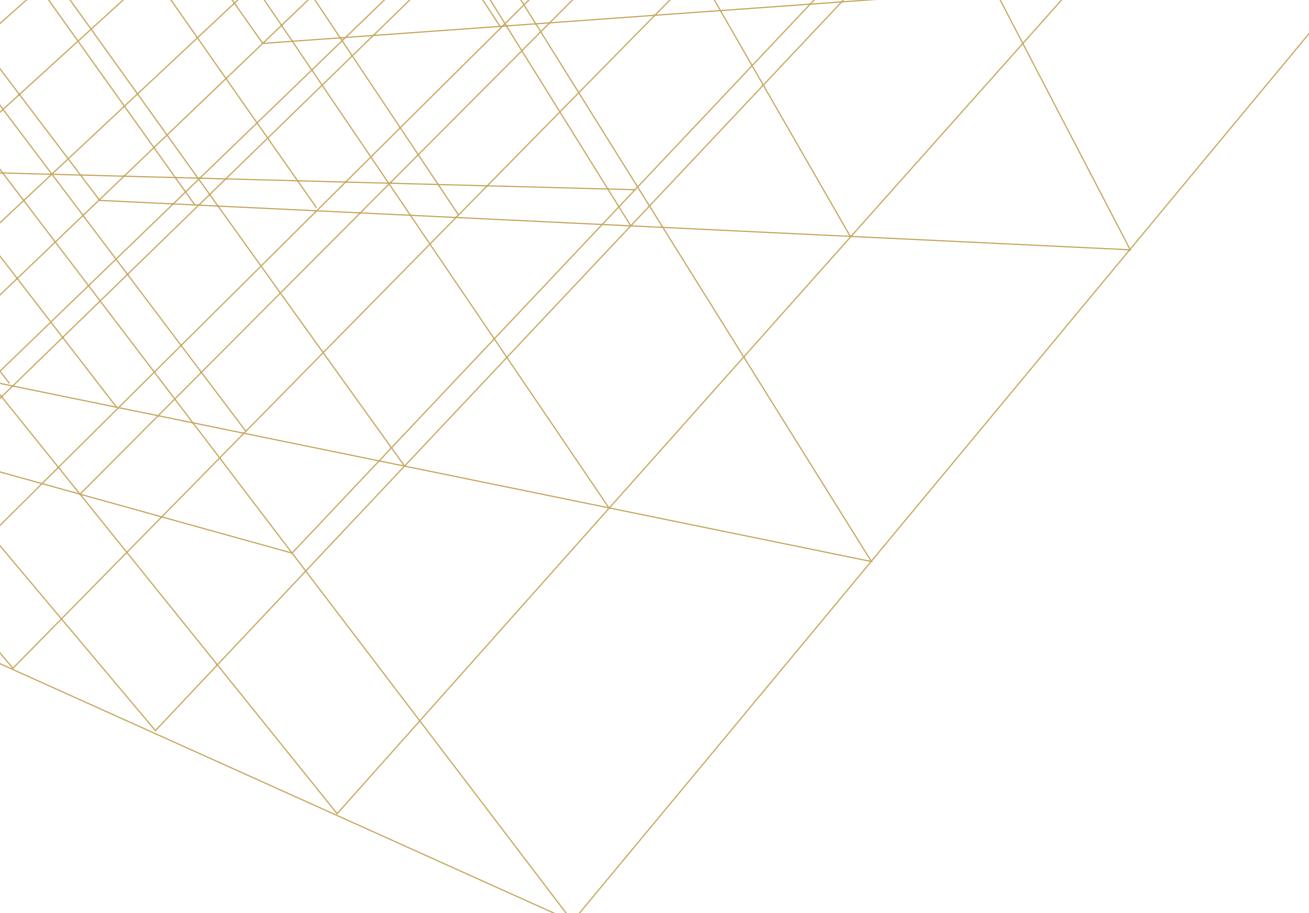


FLOOR PLAN









05

MARKET OVERVIEW

HAWTHORNE HIGHLIGHTS

MARKET OVERVIEW

HAWTHORNE HIGHLIGHTS

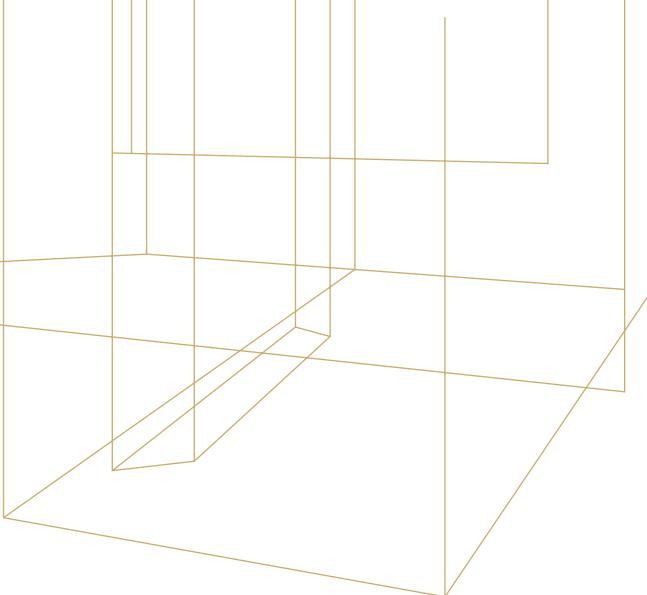
Aerospace Capital of Los Angeles: neighboring tenants include SpaceX, Launcher, Ampaire, and many others!

Central Location: easy access to 405, 105, and 110 freeways

Restaurants & Breweries: close proximity to Common Space Brewery, LA Ale Works, and others

Entertainment & Travel Hub: 5-10 minutes from LAX airport, SoFi stadium (LA Rams & LA Chargers), The Forum, & the coming Clippers Arena!

Tech Hub: neighboring tenants include Amazon, Tesla, Dash Systems, Ring, Epirus, Eureka!, and many others!



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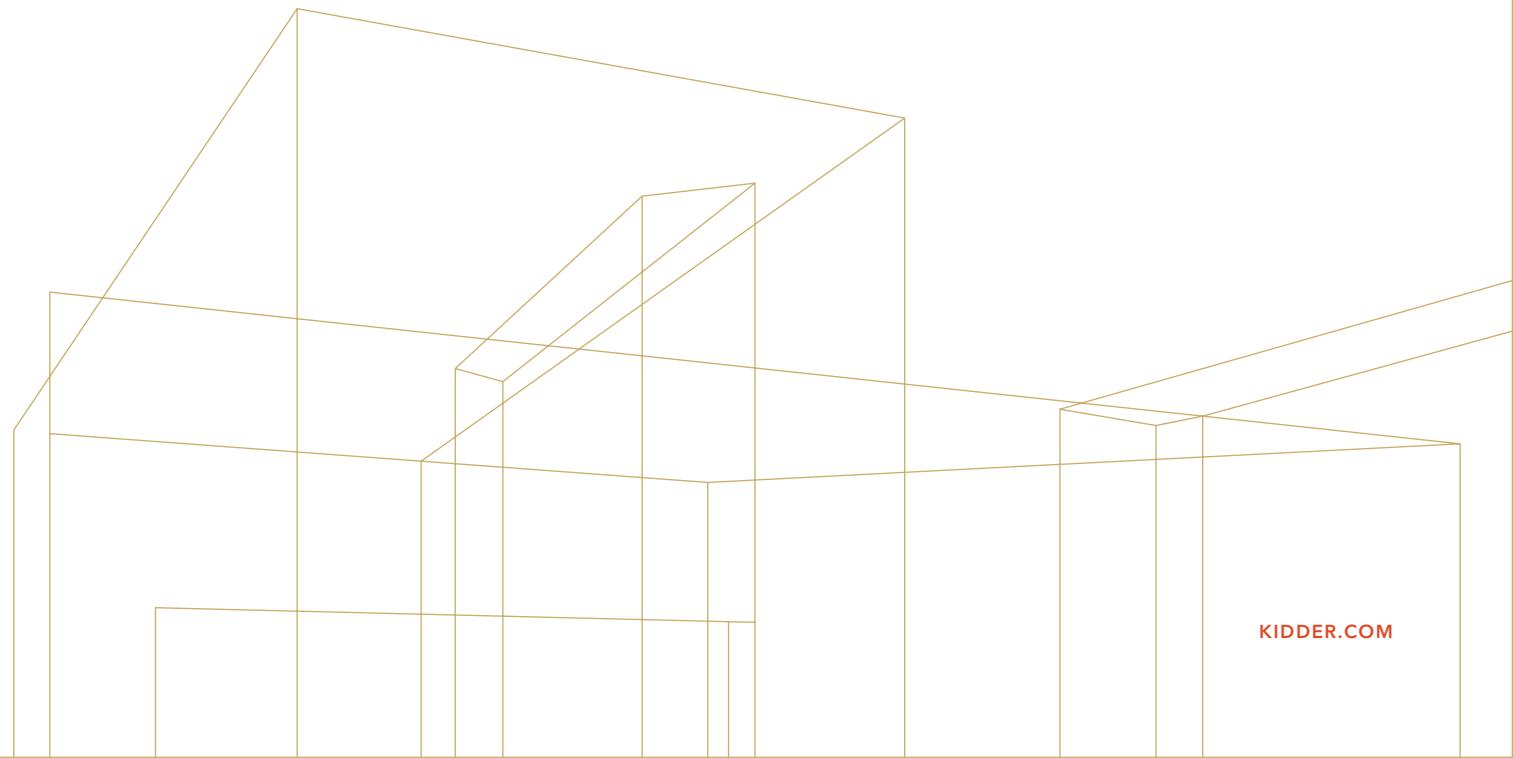
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