

INDU
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FOR SALE

AIRPLANE HANGAR @ HAWTHORNE AIRPORT

RENTABLE AREA: ±4,850 RSF

LAND: ±27,000 SF

**3750
W 120TH ST
HAWTHORNE**

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RENTABLE AREA

±4,850 RSF

LAND AREA

±27,000 SF

Tenant Information

Tenant: "Blue Chip" Publicly Traded Company

36 month lease terminating on June 30, 2025

Two, 12-month renewal options for 2026 and 2027 at 5% rental increases

Paying \$13,030.33 per month

Early Termination: Can terminate at anniversary date of term with 90 days prior notice

Features

Polished Concrete Floors

High Ceilings

3 Offices

Large Hangar Door

Workshop

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

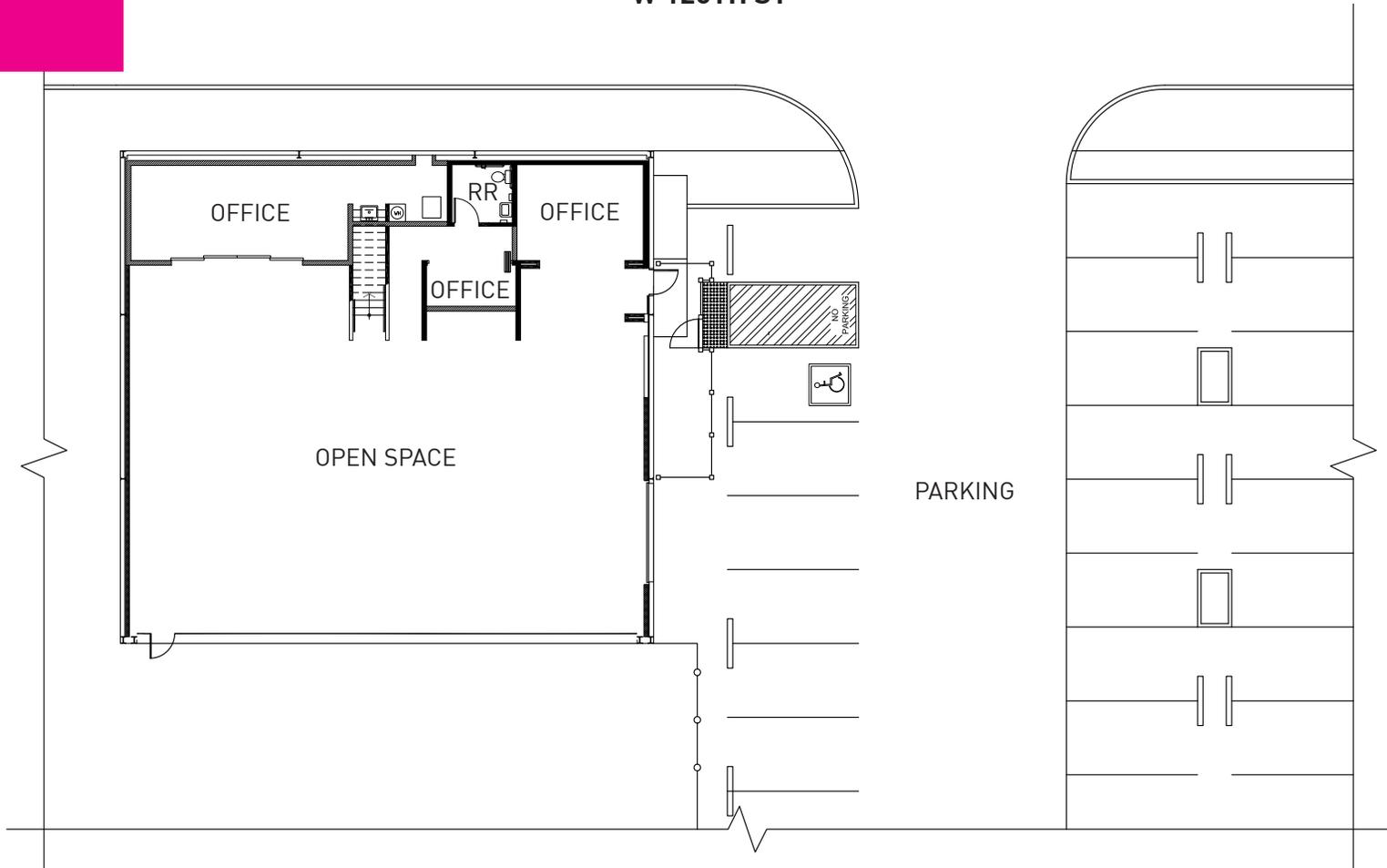
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GROUND FLOOR
±3,900 RSF

2ND FLOOR
±950 RSF

W 120TH ST

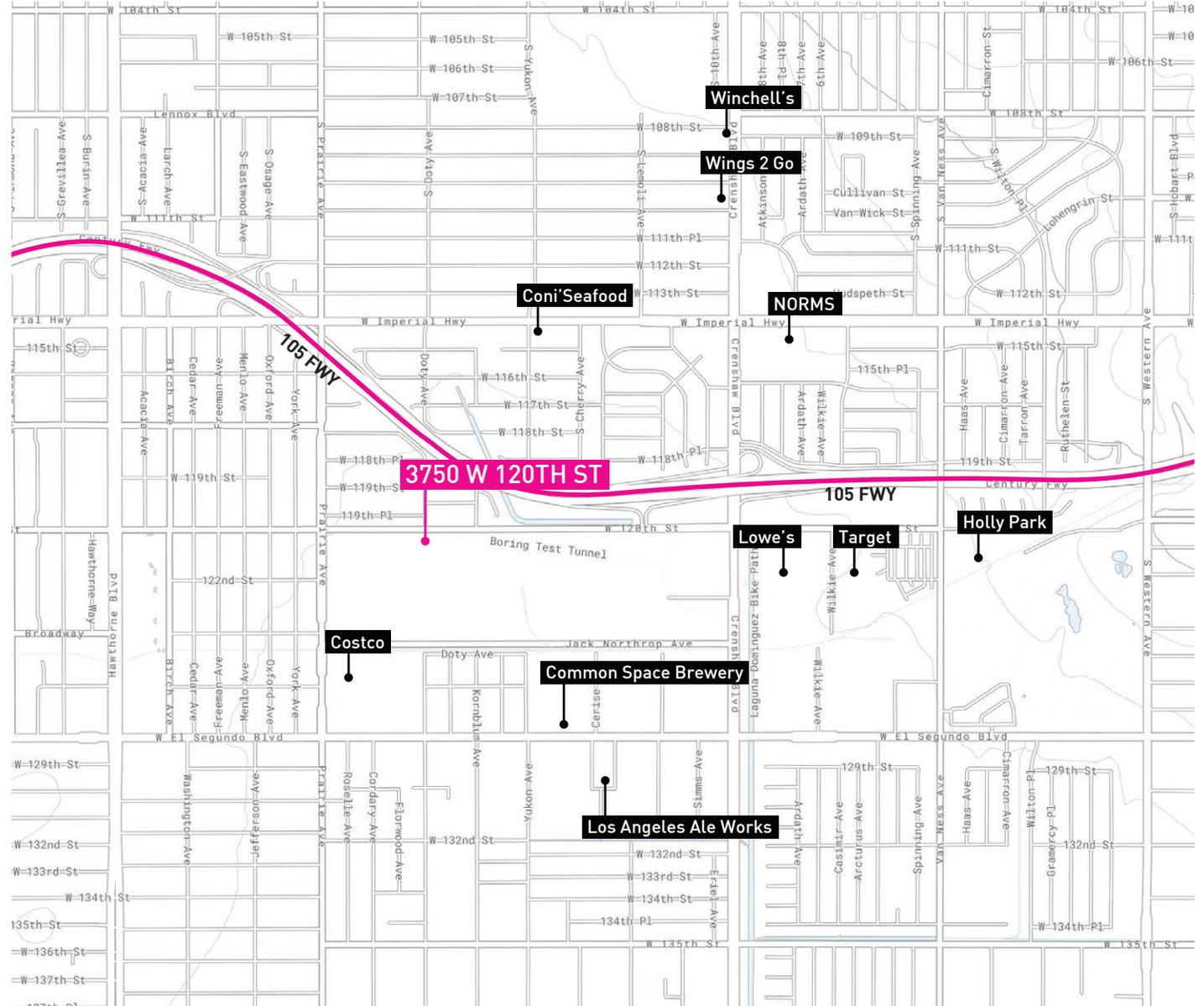


NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary



About the neighborhood

The Hawthorne zone of Los Angeles is a vibrant progressive neighborhood located in the South Bay region, known for a mix of residential, commercial, and industrial areas. The hangar is 1.5 miles from the new SoFi Stadium and the LA Clippers arena (Intuit Dome). Hawthorne Airport has a rich aerospace history with companies such as SpaceX and Starlink headquartered there. Hawthorne offers a variety of amenities, including parks, shopping centers, and a growing dining scene with brew pubs and craft dining experiences. The area is well connected by LA Metro within 1/2 mile and immediate access to the 105 and 405 freeways. The location is only 3 miles from LAX, the thriving town of El Segundo, and South Bay beaches. Over the years, the hangar has been a hub providing exclusive airport access for elite individuals and companies needing a convenient connection point for their aircraft while visiting world class stadium events.



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