

**FOR SALE**

**3,453 SF Industrial Building on 4,792 SF of Land**

3814 W 139th St | Hawthorne, CA 90250

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**LYONSTAHLL**  
INVESTMENT REAL ESTATE



**PROPERTY DETAILS**

The industrial commercial space for sale in Hawthorne, California, is perfect for an owner/user seeking a versatile and well-equipped property. Built in 1987 and recently renovated, this property features a modernized office with a full kitchen, laundry room, and security amenities. The warehouse boasts polished concrete floors, an oversized loading door, and a robust 400A/120-480V 3-phase electrical system, perfect for heavy machinery and specialized equipment.

FOR MORE INFORMATION, PLEASE CONTACT

**Andy Gage**

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310.265.3773

**Brian Perazzolo**

LIC NO 02213642

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Lee & Associates | Los Angeles Central  
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Tenant should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC, floor load. Tenant should obtain business license and confirm zoning and use prior to lease execution.

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CORP ID 01125429

# PROPERTY OVERVIEW

3814 W 139th St | Hawthorne, CA 90250



## PROPERTY SUMMARY

Price	\$1,395,000
Address	3814 W. 139th St.
City, State, Zip	Hawthorne, CA 90250
County	Los Angeles
Owner Occupied	Yes – Ready to vacate
Year Built	1987
Remodeled	2023
Building Area	3,543 SF
Lot Size	4,792 SF
Parking Area	1,249 SF - 6 Parking Spaces

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## RECENT RENOVATIONS & IMPROVEMENTS

Installation of new sump pump

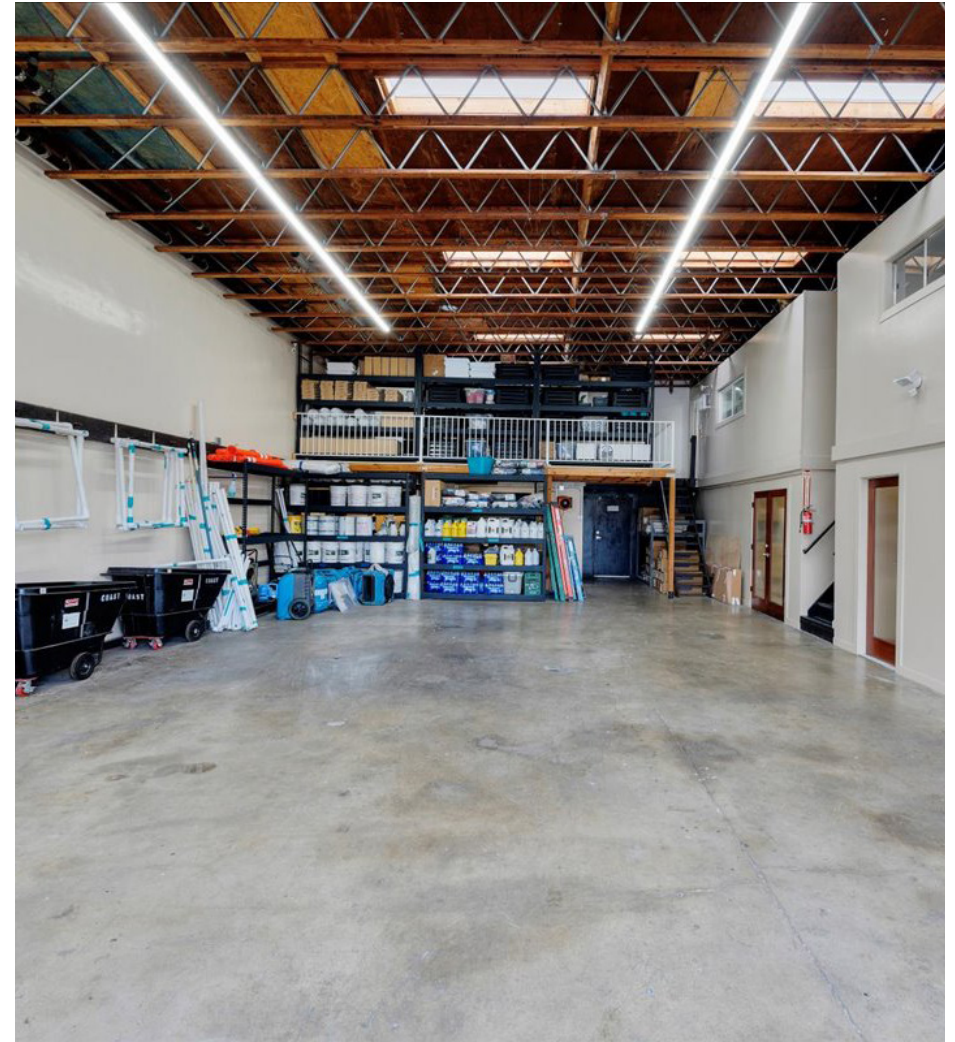
Installation of flooring throughout office spaces

Complete interior and exterior painting of office areas

Installation of motorized security gate at the building entrance, accompanied by upgraded fencing

"Upgraded all warehouse lighting fixtures from fluorescent to energy-efficient LED lights"

Integration of additional 220 electrical outlets to expand operational capabilities



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## IDEAL FOR A CONTRACTOR

Contractors will appreciate the property's functionality, with ample space for equipment storage and a robust electrical system to support various machinery. The oversized loading door facilitates easy movement of large materials and equipment, while the polished concrete floors provide a durable and low-maintenance surface.

## PERFECT FOR AN AUTO BODY SHOP

Auto body shops will benefit greatly from this space, with its suitability for minor automobile repairs, body and fender work, and automobile painting. All activities can be operated and maintained within an entirely enclosed building, ensuring compliance with regulations while providing a safe and controlled environment. The expansive warehouse space allows for multiple workstations and efficient workflows, and the robust 3-phase electrical system supports heavy-duty tools and equipment. The polished concrete floors create a clean, professional work environment, ideal for delivering high-quality auto body services.

## EXCELLENT FOR CAR COLLECTORS

Car collectors will find this space perfect for displaying their vehicles. The polished concrete floors, natural light from skylights, and exposed wood beams create an ideal showroom environment. The secure, fully fenced yard and modern amenities ensure both safety and comfort for valuable collections.

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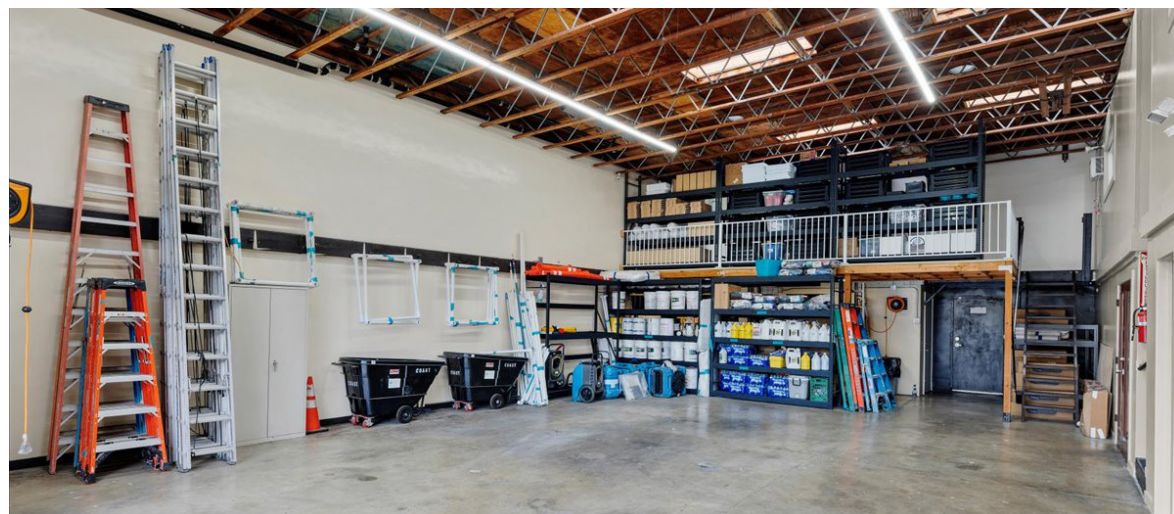
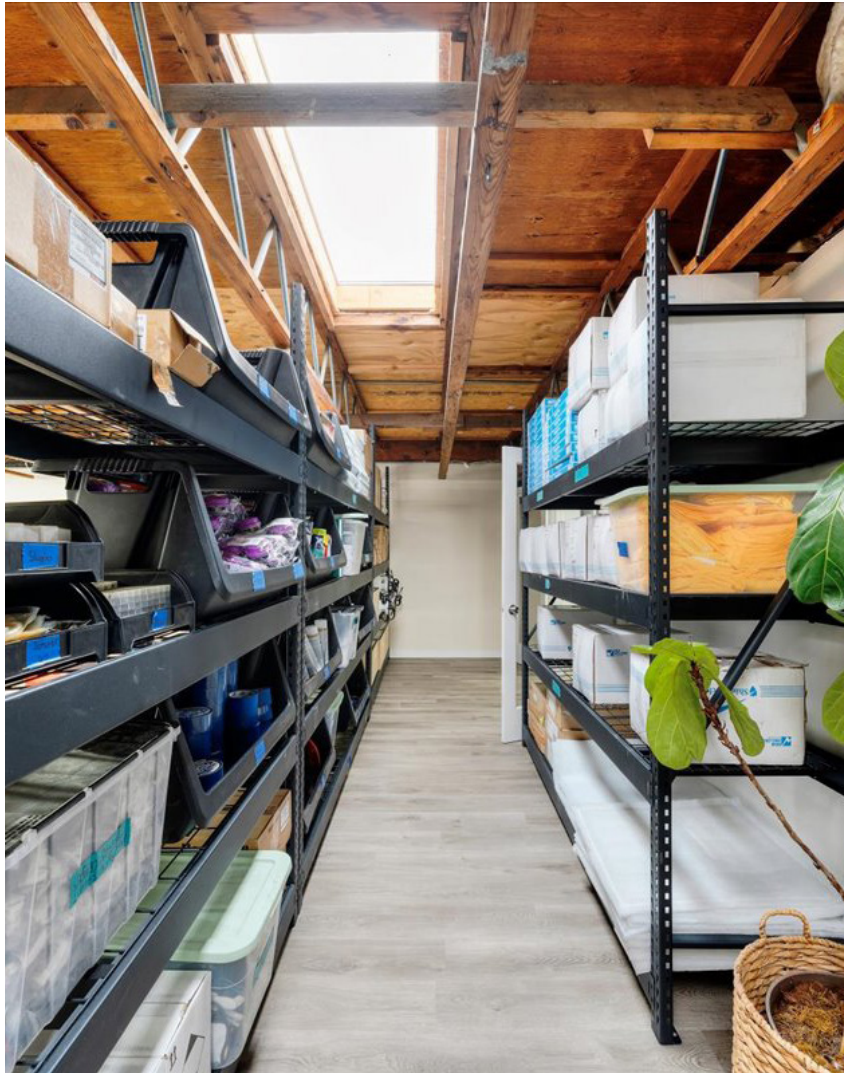
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# PROPERTY PHOTOS

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# AREA OVERVIEW

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## DEMOGRAPHICS



1 Mile  
63,923

### POPULATION

3 Miles  
303,654



1 Mile  
\$58,164

### MEDIAN HH INCOME

3 Miles  
\$70,778



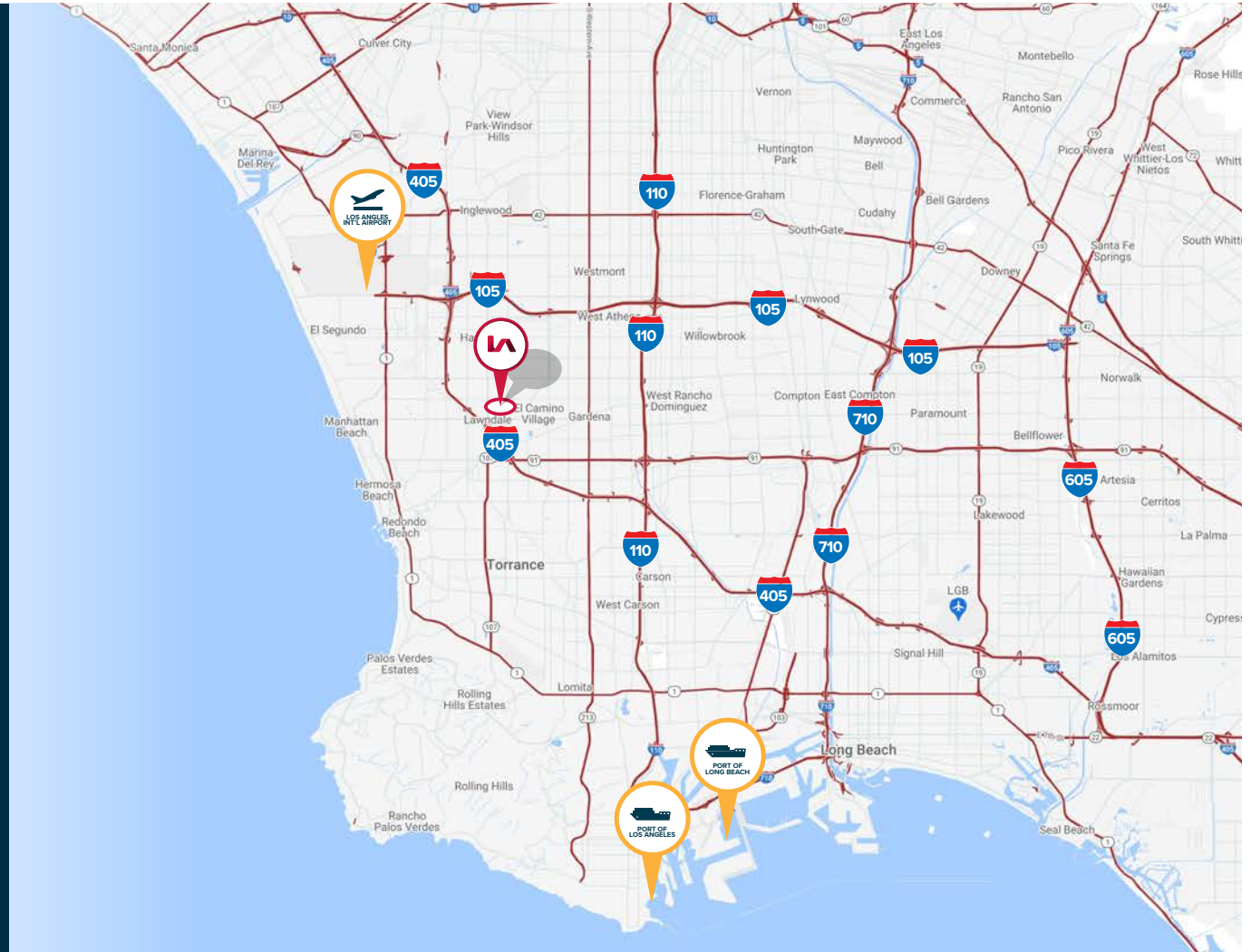
1 Mile  
11,046

### EMPLOYEES

3 Miles  
100,302

## DRIVING DISTANCE

DTLA:	5 MILES
LAX:	7 MILES
CULVER CITY:	9 MILES
BEVERLY HILLS:	15 MILES
SANTA MONICA:	15 MILES
LA & LB PORTS:	19 MILES



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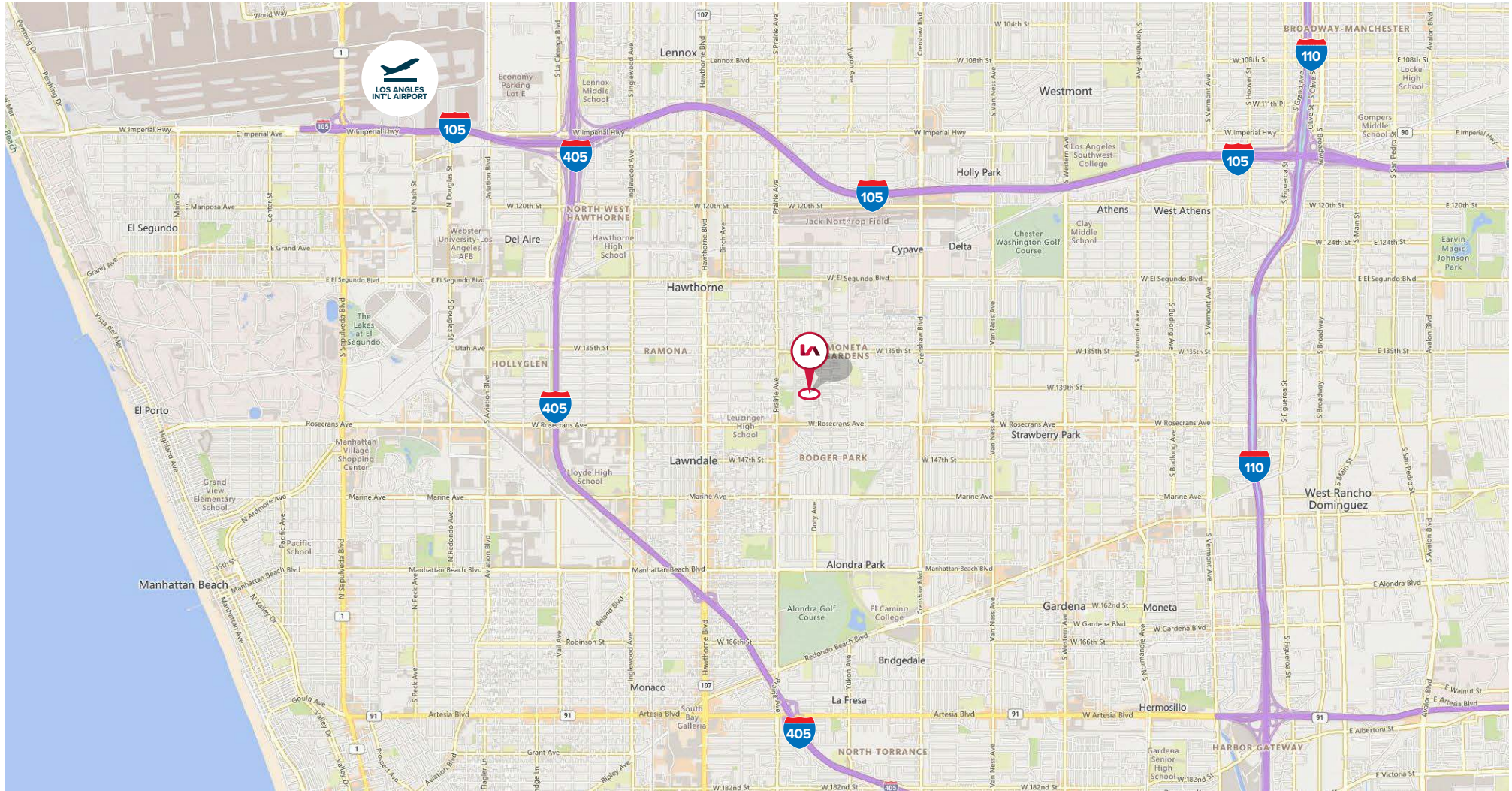
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