

**± 40,000 SF INCREDIBLE CREATIVE INDUSTRIAL SPACE
BUILT / FINISHED TO SUIT**



± 40,000 SF Creative Industrial Space For Lease
13007 Yukon Avenue, Hawthorne, CA 90250

PREMISES

± 40,000 SF

RENT

\$2.50/SF NNN (Nets \$0.45/SF)

OCCUPANCY

Q2 2023

TERM

5 to 10 Years

PARKING

100 Car Parking

FEATURES

- 30' Clear Warehouse
- Dock High Loading
- Ideal for R+D, Direct to Consumer, Aerospace, Motion Capture/Stages
- Near Los Angeles Ale Works and Common Space Breweries and Tap Rooms
- Adjacent to SpaceX and Tesla
- Minutes from LAX (including direct Metro to LAX)
- Easy Access to Metro, 105, 405 and 110 Freeways
- 15 minutes from Santa Monica or DTLA
- Near new NFL Stadium Complex

CONTACT

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BKR DRE 01938098

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AGT DRE 00869275



A DIVISION OF



LEE & ASSOCIATES

1508 17th Street, Santa Monica, CA 90404

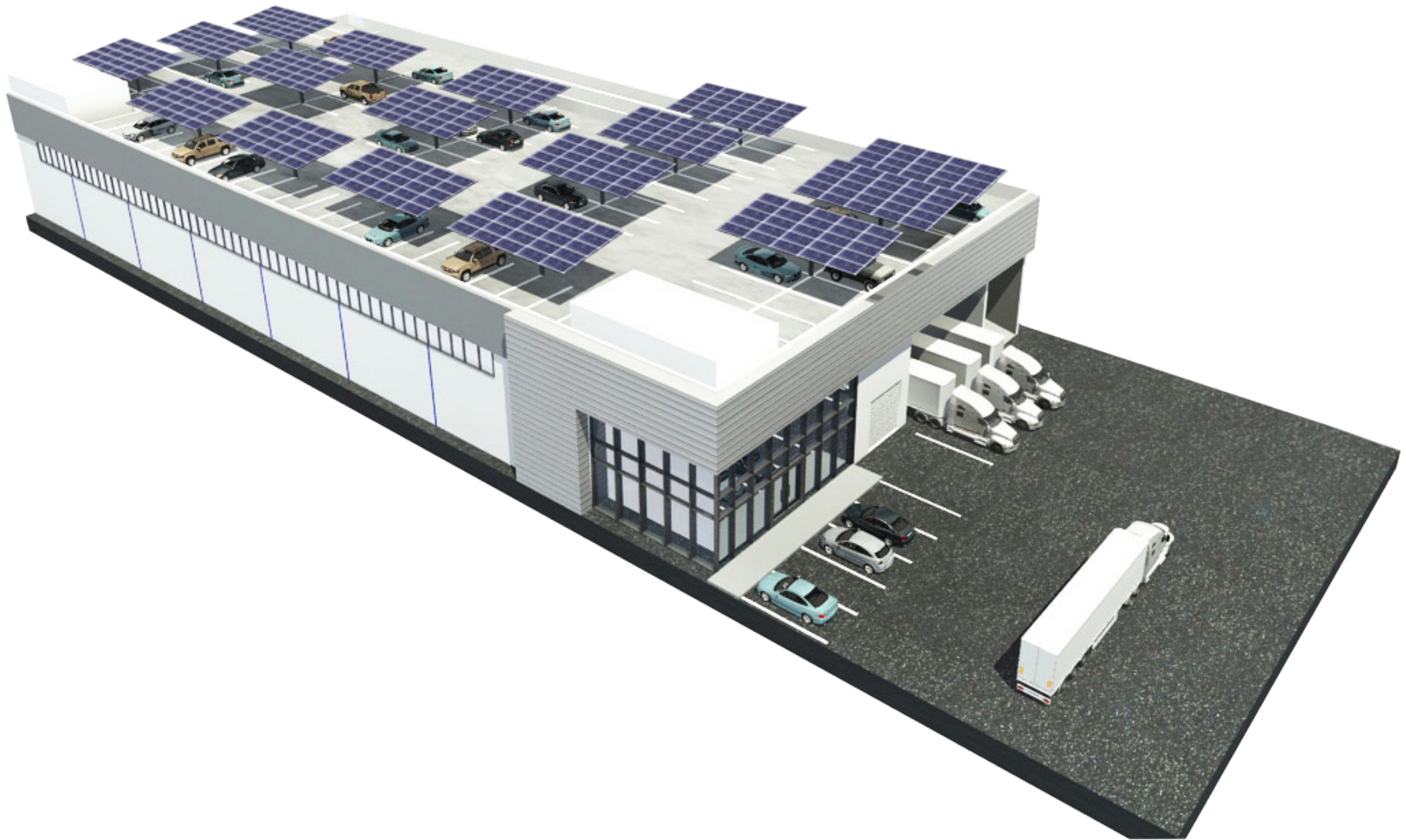
310.899.2700 | www.leewestla.com | DRE 01222000

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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HAWTHORNE, CA 90250**

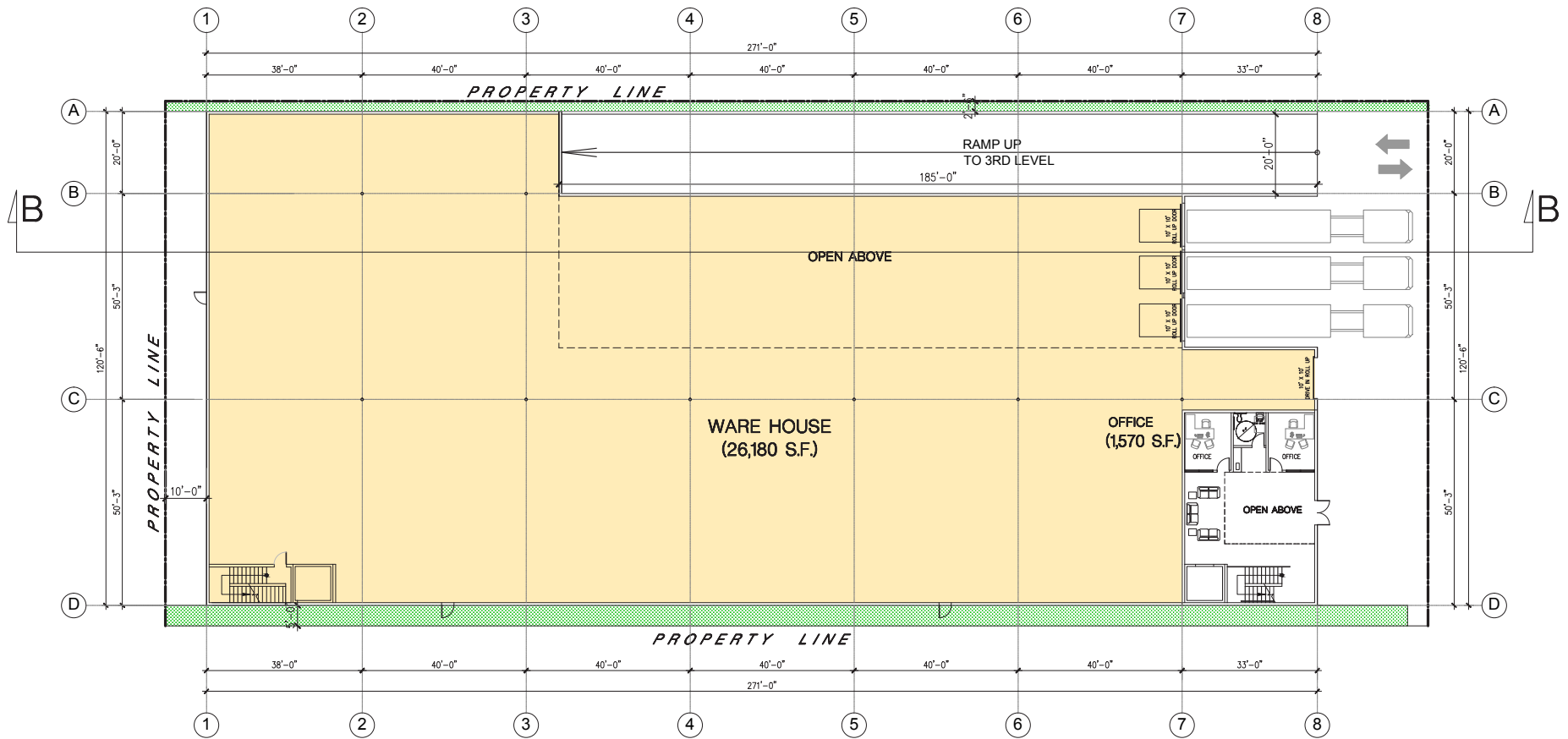
BUILDING RENDERING



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PROPOSED FLOOR PLAN - FLOOR 1



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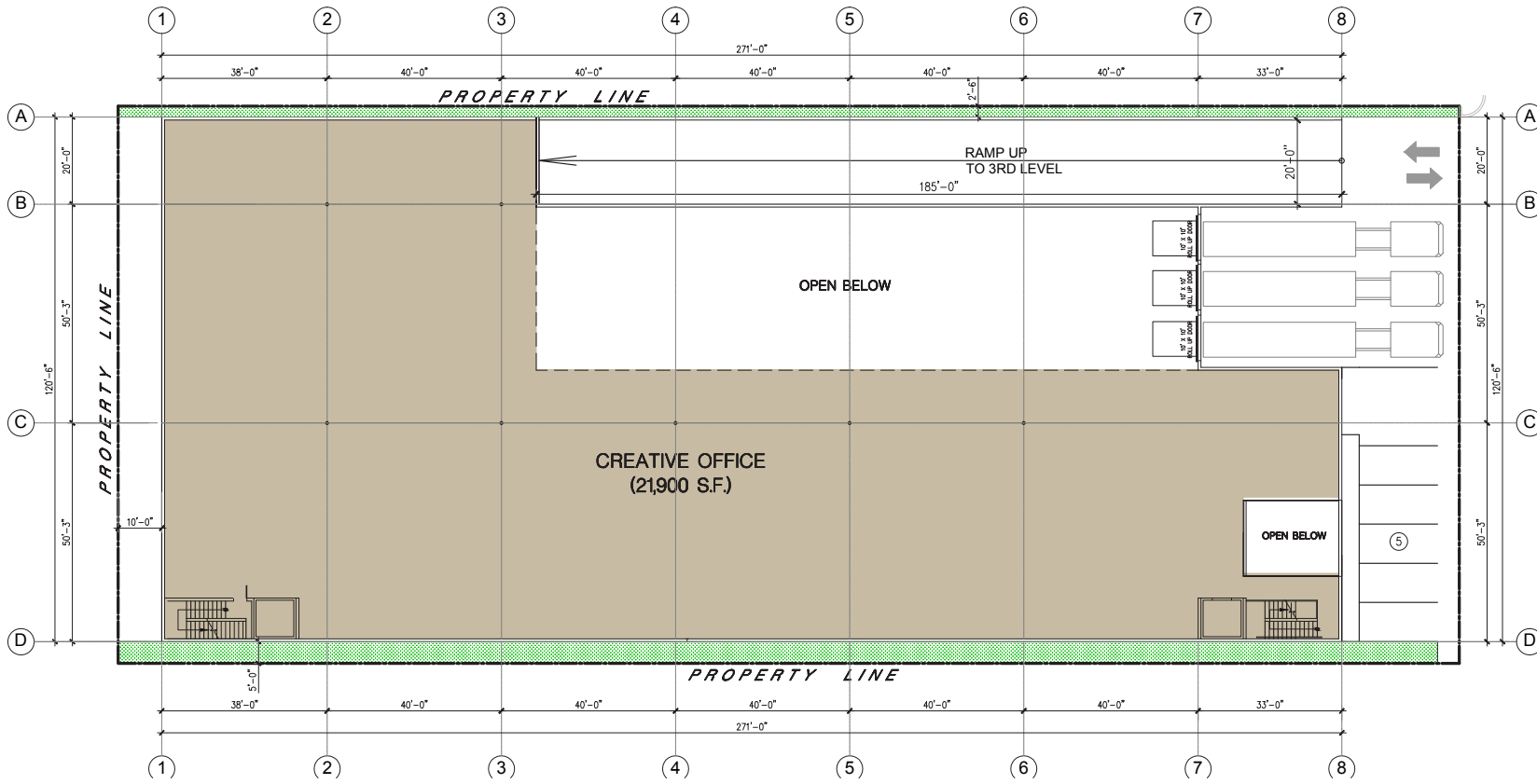
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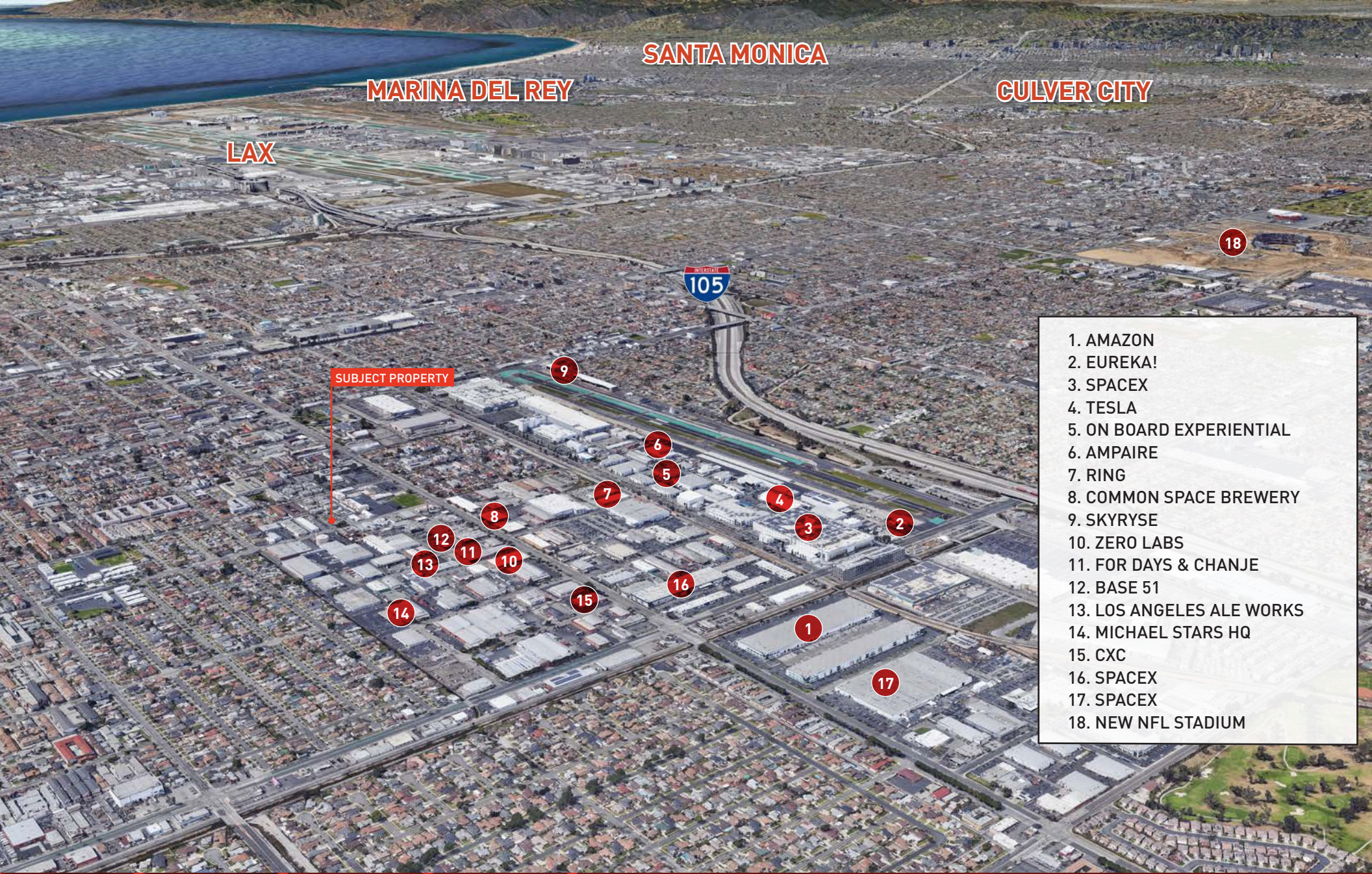
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PROPOSED FLOOR PLAN - FLOOR 2





SANTA MONICA

MARINA DEL REY

CULVER CITY

LAX

SUBJECT PROPERTY

1. AMAZON
2. EUREKA!
3. SPACE X
4. TESLA
5. ON BOARD EXPERIENTIAL
6. AMPAIRE
7. RING
8. COMMON SPACE BREWERY
9. SKYRYSE
10. ZERO LABS
11. FOR DAYS & CHANJE
12. BASE 51
13. LOS ANGELES ALE WORKS
14. MICHAEL STARS HQ
15. CXC
16. SPACE X
17. SPACE X
18. NEW NFL STADIUM



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