



# FOR LEASE/SALE

12838 Weber Way, Hawthorne, CA 90250

**11,685 SF Industrial Building**

**\$1.39/SF Gross / \$4,260,000**



## FEATURES

Available Square Footage	11,685
Land Square Footage	22,712
Office Square Footage	1,952
Parking	15
Loading	3 Ground Level Doors
Minimum Ceiling Clearance	13'-18'
Power	600 Amps, 120/240 Volts, 3P, 4W
Sprinkler System	Yes
Year Built	1949
Construction	Concrete Tilt-Up
Zoning	M2

## HIGHLIGHTS

- Fenced Concrete Yard Area
- Excellent Single Tenant Building
- Excellent Hawthorne Location
- Asking Lease Rate is for a 2 Year Lease Term

## ACCESSIBILITY

### MILES TO

Los Angeles International Airport	7.0
Long Beach Airport	18.0
Los Angeles & Long Beach Ports (both)	20.5
Intermodal Container Transfer Facility	14.0

### IMMEDIATE ACCESS TO

- 405, 110, 105, Freeways
- Alameda Corridor



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165 Savarona Way, Carson, California 90746

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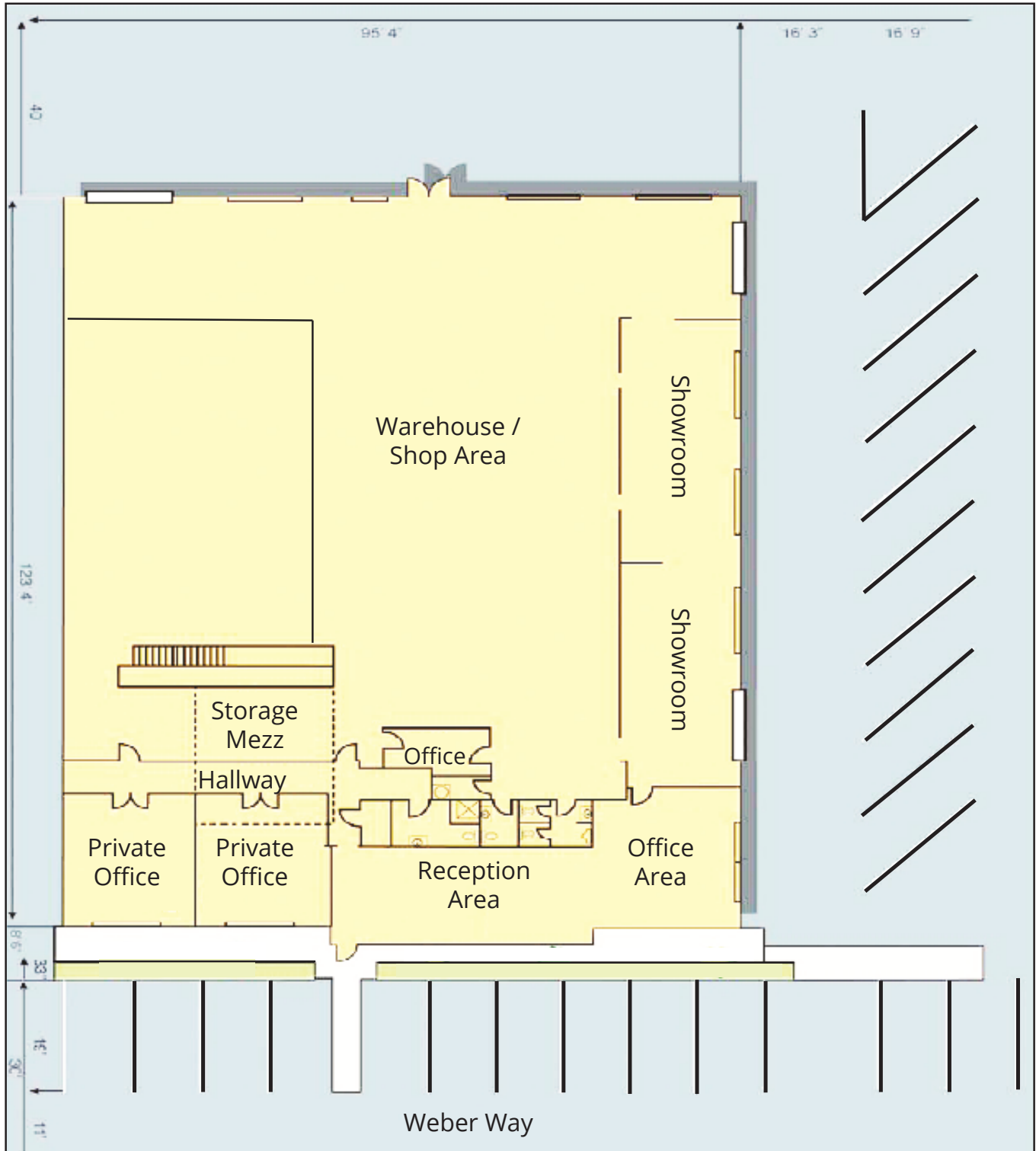
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## SITE PLAN



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