

Prime Hawthorne Location
Freestanding CTU Industrial Building
Secure Business Park
Access to 405 and 105 freeways
Power Upgrade Complete



41,175 SF 26' CLEAR WAREHOUSE

2,394 SF MODERN OFFICES

PREMIER INDUSTRIAL BUILDING AVAILABLE FOR LEASE

13020 Yukon Avenue, Building Q | Hawthorne, CA 90250

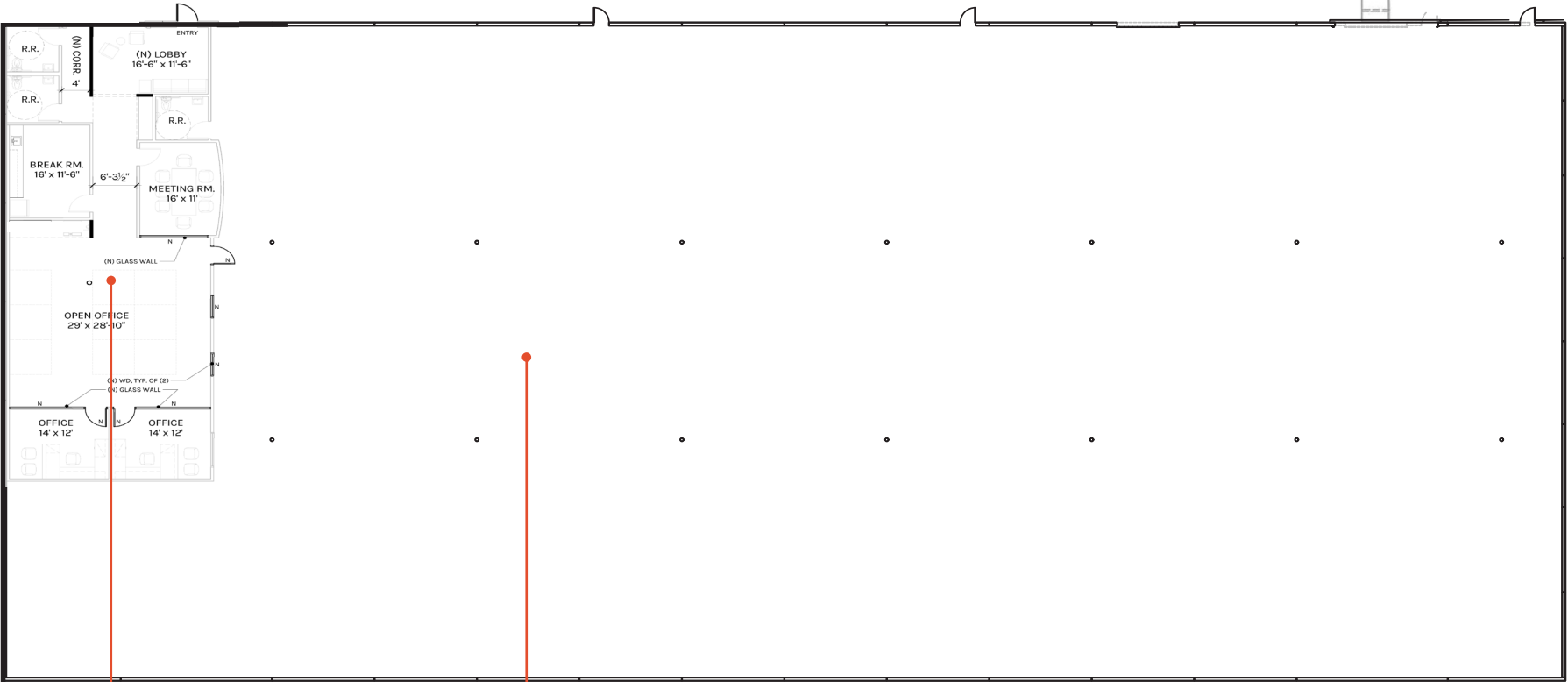


Property Highlights

- Interior & exterior building renovations complete-like new!
- ESFR fire sprinklers
- 3 dock high loading positions
- New exterior paint
- 26' clear warehouse
- 2,394 SF of modern offices
- 1 ground level door
- 400 Amps / 480 Volts
- Low Common Area Maintenance fees
- Immediate proximity to LAX & 405/105 freeways
- Minutes to SpaceX, Tesla and Amazon
- Professionally owned and managed





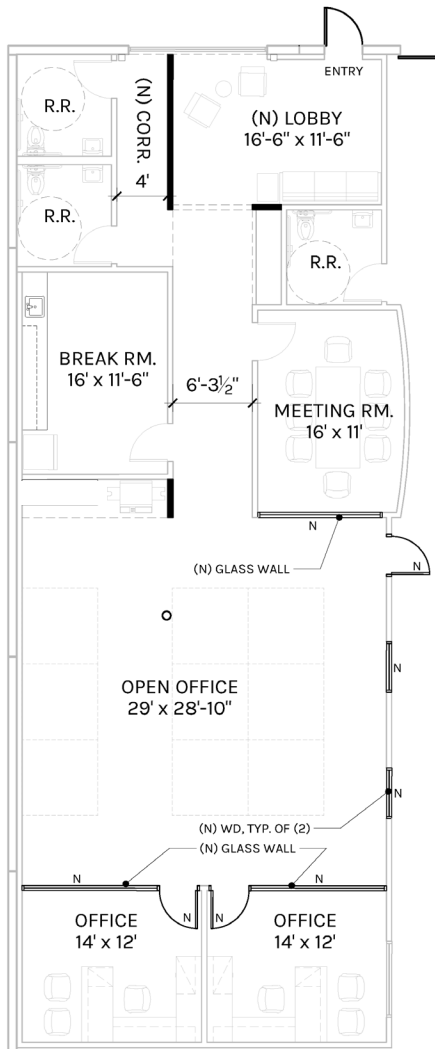


OFFICE
2,394 SF

WAREHOUSE
38,781 SF

TOTAL
41,175 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



OFFICE
2,394 SF

WAREHOUSE
38,781 SF

TOTAL
41,175 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

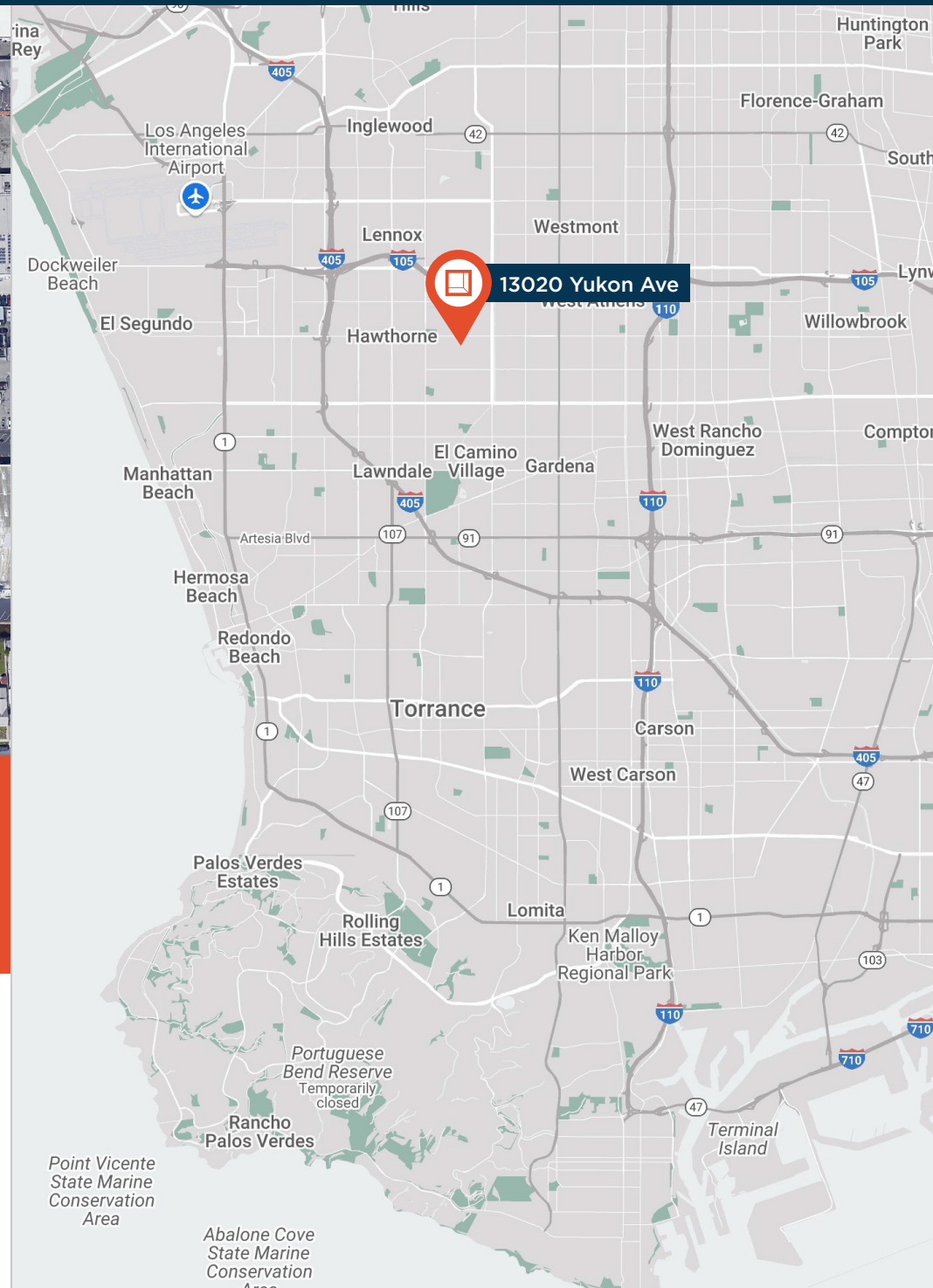
Location

13020 YUKON AVENUE



13020 Yukon Ave offers a centralized location to service the Westside, greater LAX and South Bay markets.

- Immediate access to the 405 & 105 freeways
- Less than three (3) miles to LAX
- Less than fifteen (15) miles to Ports of Los Angeles and Long Beach and thirteen (13) miles to Long Beach Airport
- Centrally located to serve the Westside, greater LAX and South Bay submarkets



Leasing Contacts

LUKE STAUBITZ, SIOR
Executive Vice President
310.906.3288
luke.staubitz@kidder.com
LIC # 01037737

HARVEY BEESEN, SIOR
Executive Vice President
310.906.3264
harvey.beesen@kidder.com
LIC # 00615891

ANDREW DILFER, SIOR, GLS
Executive Vice President
310.906.3280
andrew.dilfer@kidder.com
LIC # 01455665

Kidder Mathews
2101 Rosecrans Avenue, Suite 1250
El Segundo, CA 90245

310.807.0880
kidder.com



Broker Disclaimer

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.