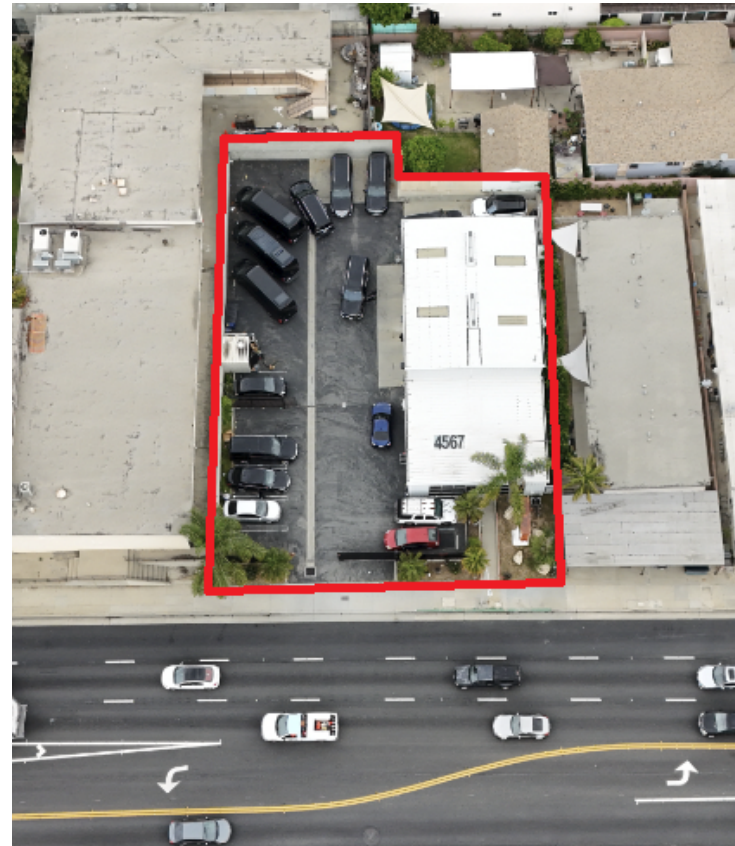




PROPERTY HIGHLIGHTS

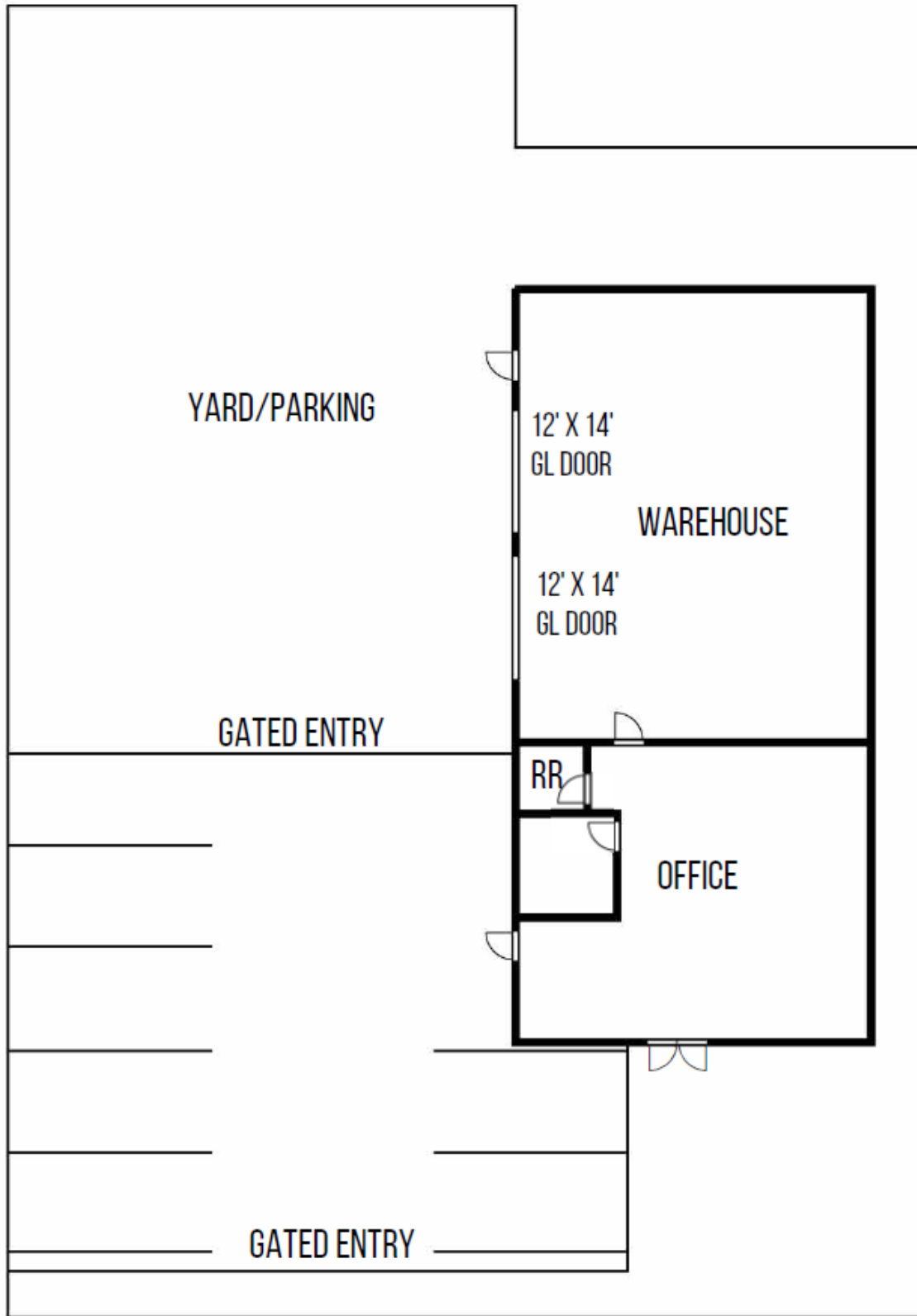
- Available for Lease and for Sale
- +/- 2,625 SF Building
- +/- 11,108 SF (.25 acre) Lot
- For Sale at \$1,800,000 (+/- \$162/SF on Land)
- For Lease at \$11,000/mo. Gross
- Prime Hawthorne Location
- Zoned C2 Commercial
- Office/Showroom at Front
- Warehouse/Shop Area at Rear
- 14' Clear Height in Warehouse
- Two (2) Oversized Doors (12' x 14')
- Two Sets of Gates
- 7 Parking Spaces at Front
- Additional Parking/Yard Space in the Rear
- Do Not Disturb Occupant



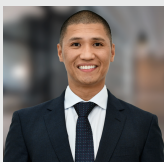
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