



FOR LEASE

3308 E El Segundo Blvd, Hawthorne, CA 90250

31,960 SF Industrial Building **\$TBD**



FEATURES

Available Square Footage	31,960
Land Square Footage	60,096
Office Square Footage	2,134
Parking	45
Loading	5 Dock High Positions 1 Ground Level Ramp
Minimum Ceiling Clearance	14'
Power	800 Amps, 277/480 Volts, 3P, 4W
Sprinkler System	Yes
Year Built	1951
Construction	Brick
Zoning	M2

HIGHLIGHTS

- Excellent Warehouse/Manufacturing Facility
- Private, Fenced, and Secured Yard Area
- Excellent Street Frontage
- Additional 3,000 SF Showroom/Office Area
- Possession 60 Days
- Immediate Access to 405, 110, and 105 Freeways

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ACCESSIBILITY

MILES TO	
Los Angeles International Airport	6.2
Hawthorne Airport	0.7
Long Beach Airport	17.3
Long Beach Port	19.6
TESLA, Space X, and Lowe's	0.7
Target	0.8
Costco	1.2
Fedex	1.1



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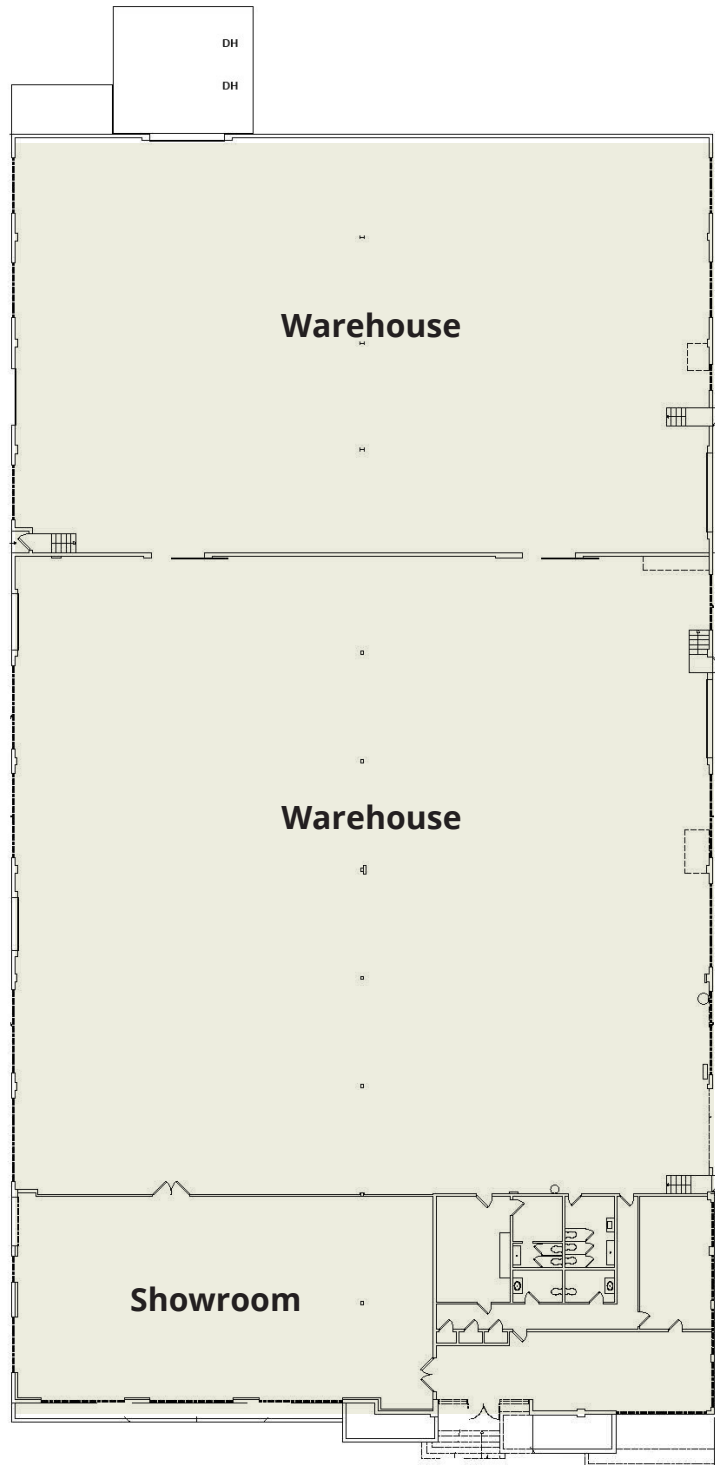
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SITE PLAN



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