Warehouse & Creative Space in the Heart of the Space Corridor



FOR SALE OR LEASE



THE FUNDAMENTALS

13130 YUKON AVE



±26,367 SF Available for Lease



Secured, Gated Yard



Total Project: 3 Buildings Spanning ±52,074 SF Available for Sale



48 Dedicated Surface Parking Spaces



Two (2) Roll-Up Garage-Style Doors (12' x 12')



Centrally Located Within Hawthorne's "Space Corridor"



Expansive, Sandblasted 20' Bow Truss Ceiling



Convenient Access to 105, 405, and 110 Freeways, with Hawthorne and LAX Airports Nearby



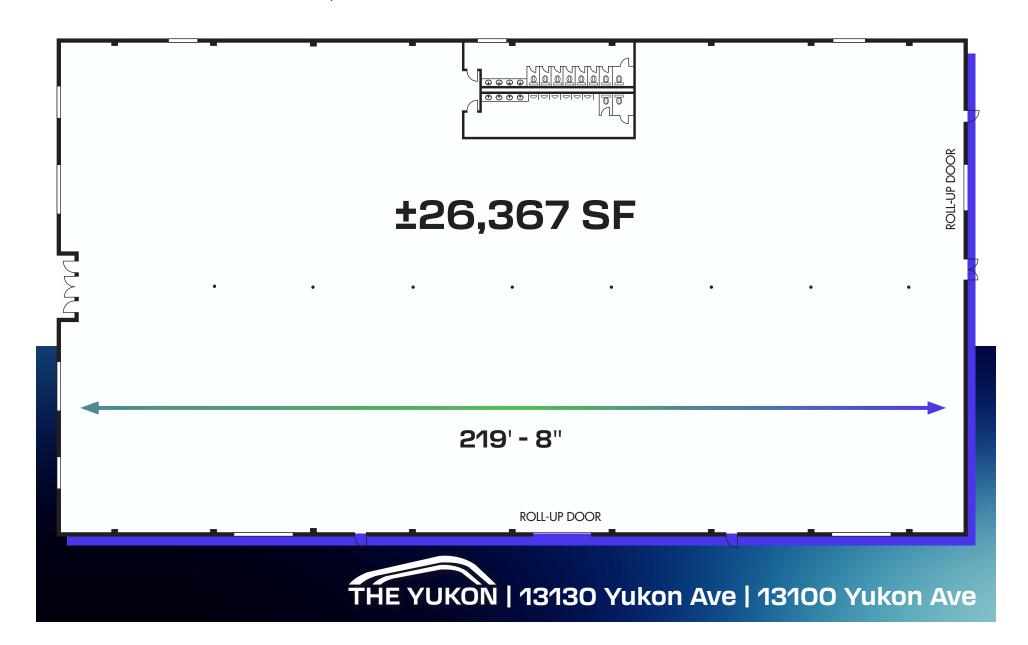
1,600-3,000 Amps (277 - 480v) Power



THE YUKON | 13130 Yukon Ave | 13100 Yukon Ave

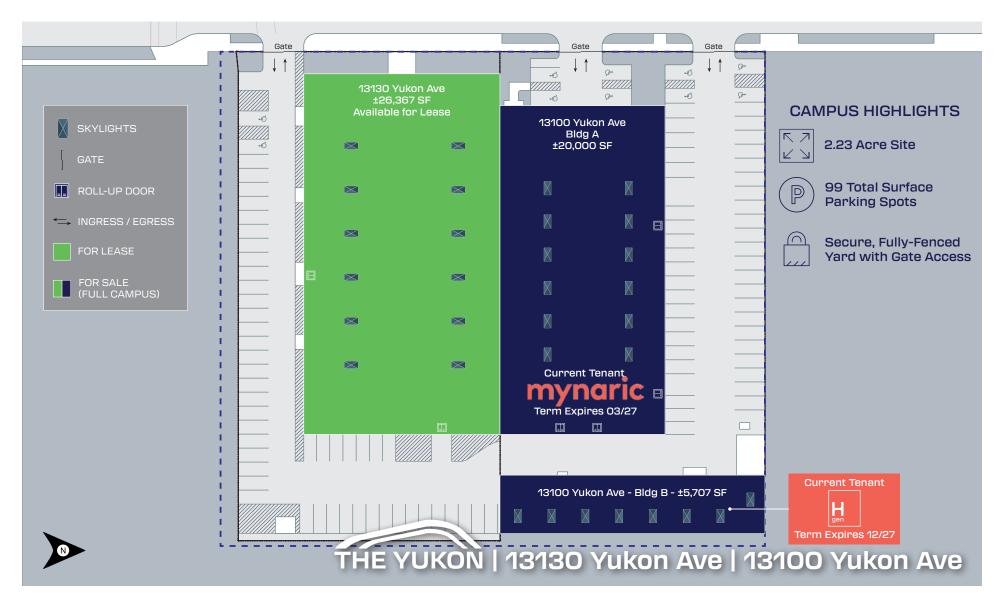
BUILDING LAYOUT

AVAILABLE FOR LEASE | 13130 YUKON AVE



THE YUKON: 3-BUILDING SINGLE-STORY CREATIVE CAMPUS

±26,367 SF AVAILABLE FOR LEASE - 13130 YUKON AVE ±52,074 SF AVAILABLE FOR SALE (FULL CAMPUS) - 13130 & 13100 YUKON AVE



1 BUILDING AVAILABLE FOR LEASE 3 BUILDINGS AVAILABLE FOR SALE









THE YUKON | 13130 Yukon Ave | 13100 Yukon Ave

THE YUKON: LOCATED AT THE EPICENTER OF INNOVATION -W-Imperial-Hwy Crenshaw Station Waikiki Starbucks Hawaiian Grill SURFAIR MOBILITY ups Wendy's 🚱 Eureka! W Ralphs 105 Advanced Air W 120th St LOWE'S TESLA Hawthorne Municipal Airport 0 Hummus House SPACEX **AMPAIRE** Mariscos Guillen Lithographix, Inc ring HAWTHORNE American TB FITNESS **NSTRELAB** TELEDYNE TECHNOLOGIES Costco Apparel **POPEYES** The Rise Gym SPACEX DLA8 Amazon SUPERIOR SPACEX **FedEx** Starbucks SPACEX -W-El-Segundo-Blvd CXC Simulations Mo Better Rallys Burgers Hot Chicken Tottino's Pizza & Continental Gourmet Market Michael Stars Ricos Tacos Planet Fitness El Tio Inc THE YUKON The Lab Crenshaw:Bl 🛞 Lime Yukon Market Dining Retail W 135th St ELEVEN Fitness Carnitas Landmark Manriquez Corporate Neighbor



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FOR MORE INFORMATION, PLEASE CONTACT:

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