

Warehouse & Creative Space in the Heart of the Space Corridor



THE YUKON

**FOR SALE
OR LEASE**



**13130 Yukon Ave | 13100 Yukon Ave
Hawthorne, CA 90250**

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



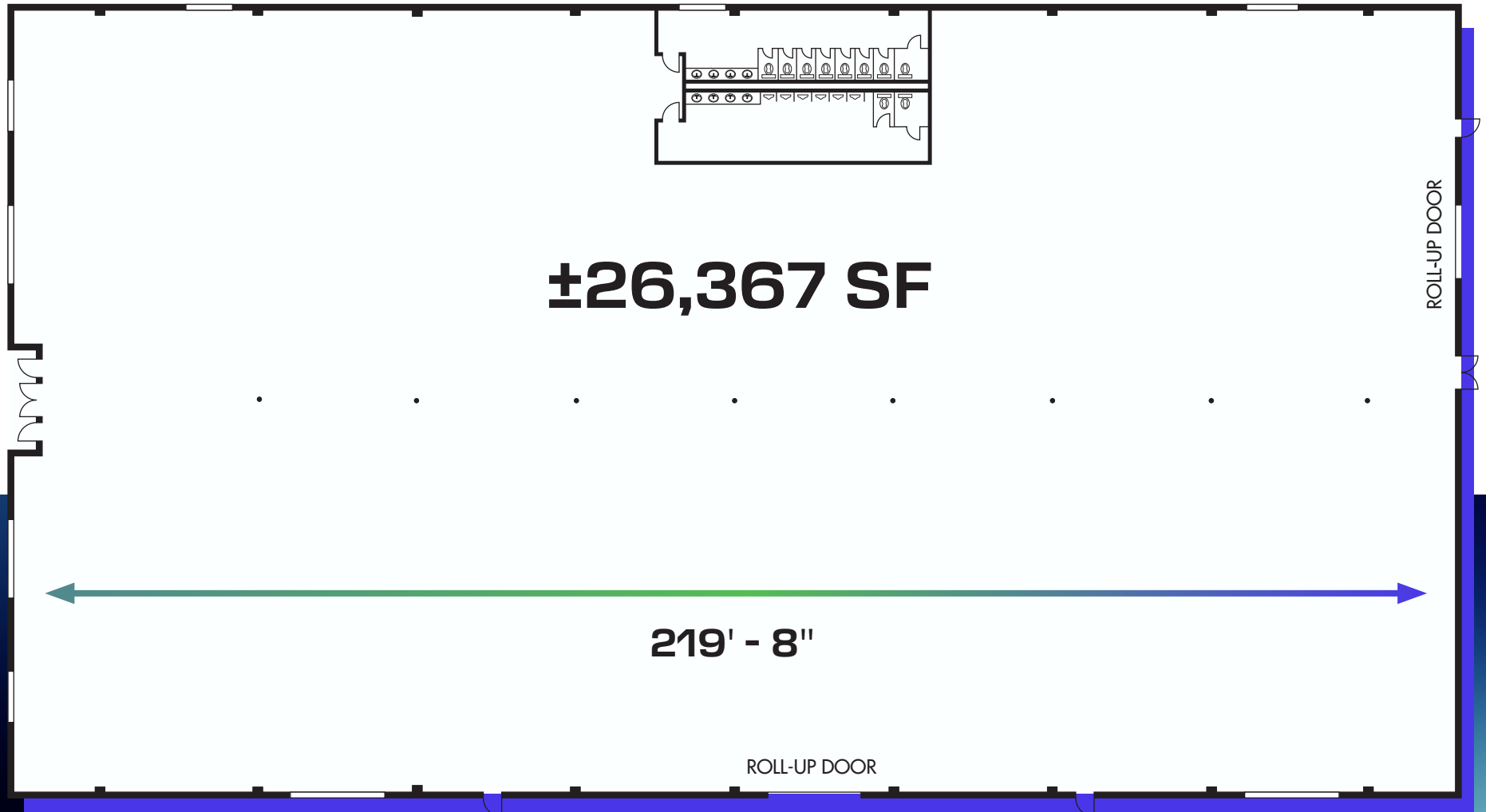
1,600-3,000 Amps (277 - 480v) Power



 **THE YUKON | 13130 Yukon Ave | 13100 Yukon Ave**

BUILDING LAYOUT

AVAILABLE FOR LEASE | 13130 YUKON AVE

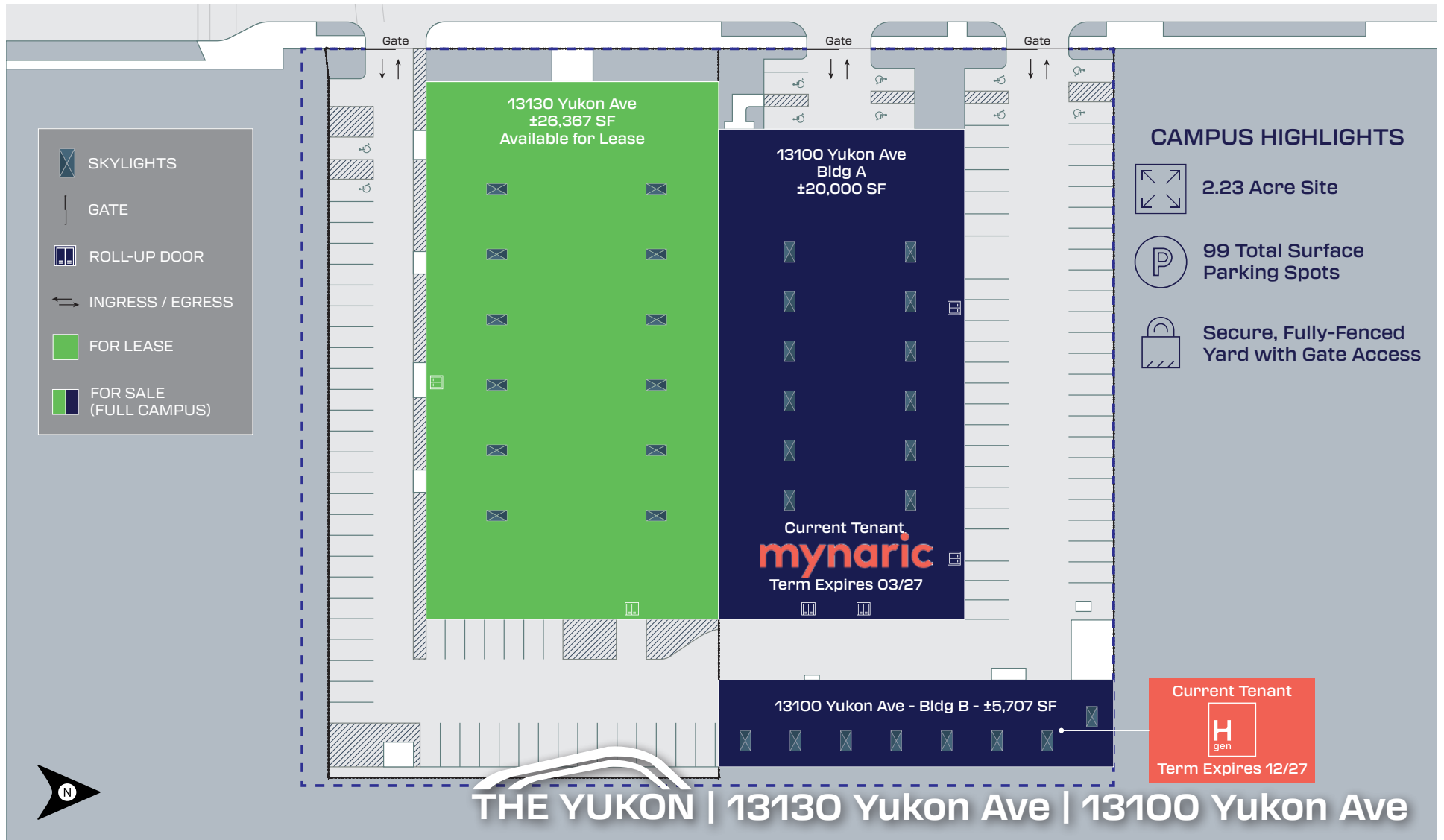


 **THE YUKON | 13130 Yukon Ave | 13100 Yukon Ave**

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

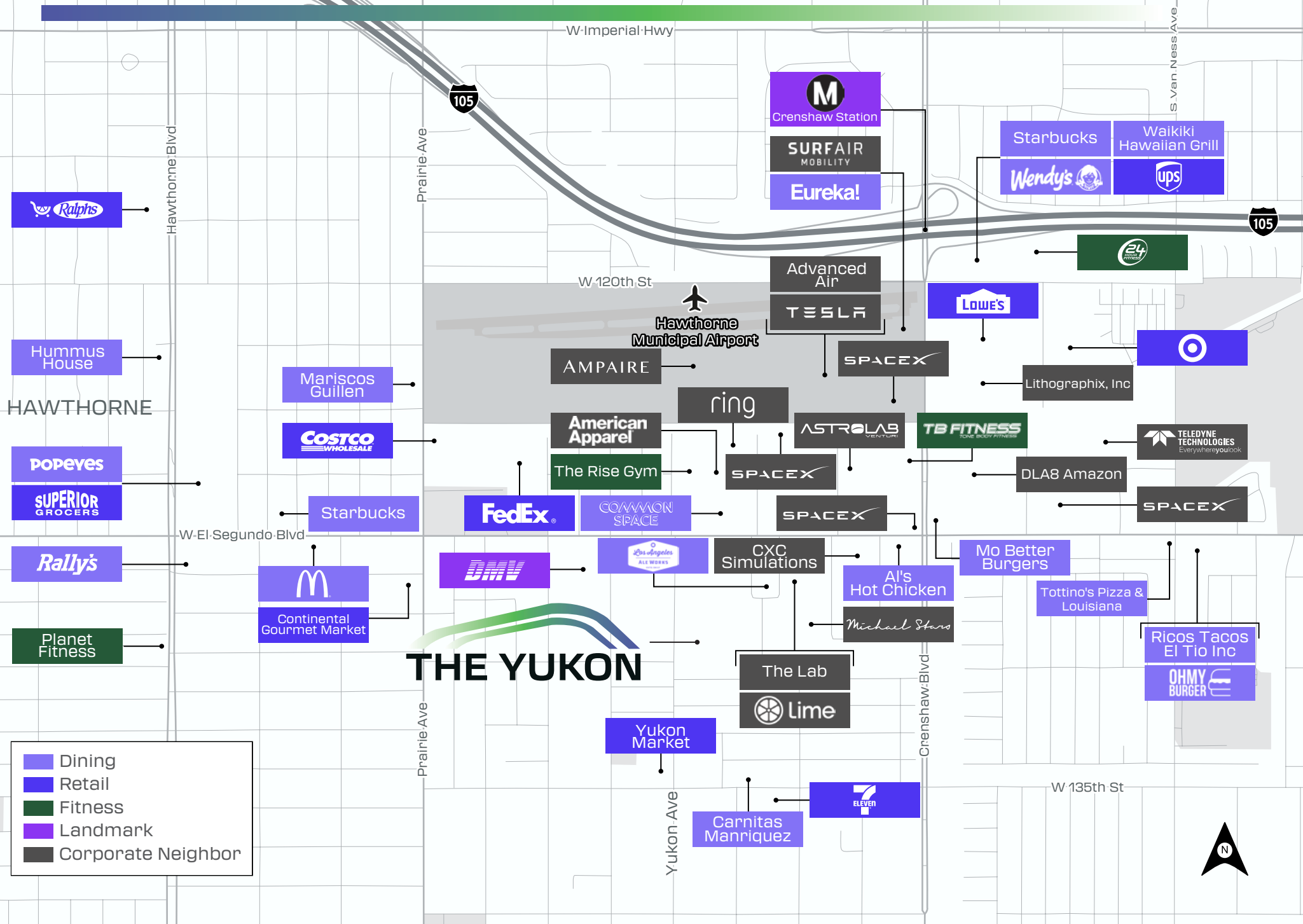


1 BUILDING AVAILABLE FOR LEASE 3 BUILDINGS AVAILABLE FOR SALE



 **THE YUKON | 13130 Yukon Ave | 13100 Yukon Ave**

THE YUKON: LOCATED AT THE EPICENTER OF INNOVATION



- Dining
- Retail
- Fitness
- Landmark
- Corporate Neighbor





THE YUKON

Warehouse & Creative Space in the Heart of the Space Corridor

FOR MORE INFORMATION, PLEASE CONTACT:

TOM SHEETS
EXECUTIVE VICE PRESIDENT
LIC . 01252183
+1 310 363 4943
TOM.SHEETS@CBRE.COM

QUINT CARROLL
FIRST VICE PRESIDENT
LIC . 01914692
+1 310 363 4973
QUINT.CARROLL@CBRE.COM

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE