

Available SF 3,257 SF

Industrial For Lease

Building Size 3,257 SF



Address: 5131-5139 W Rosecrans Ave, Hawthorne, CA 90250

Cross Streets: Ocean Gate Ave/Rosecrans Ave

±10,817 SF Lot Size Available for Lease
 Flexible Mixed Use Zoning (HAM1YY)
 ±3,257 SF of Office/Warehouse
 Excellent Frontage on Rosecrans Avenue
 Contractor's Yard - Fenced Yard and Paved
 Less Than Five (5) Miles to LAX

Lease Rate/Mo:	\$2,573	Sprinklered:	No	Office SF / #:	675 SF / 3
Lease Rate/SF:	\$0.79	Clear Height:		Restrooms:	1
Lease Type:	Gross	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	3,257 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	3,257 SF	A: 0 V: 0: W:		Include In Available:	No
Prop Lot Size:	0.25 Ac / 10,817 SF	Construction Type:	Framed	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1951	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 8	/ Ratio: 2.5:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	LAX Area
Zoning:	M1			APN#:	4147025007,4147025006,41

Listing Company: Daum Commercial

Agents: [Krishna Shegran 949-341-4512](#), [Michael Chase 949-341-4513](#), [Anthony Bergeman, SIOR 949-341-4511](#), [Andrew Lara 310-538-6744](#)

Listing #: 39510545

Listing Date: 01/03/2024

FTCF: CB000N000S000

Notes: Call broker for commission information. Contractor's Yard. Paved Yard. APN's: 4147-025-006, -007, -008

