

Available Acres 0.25

Land For Lease

Available SF 10,817



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

**Cross Streets:** Ocean Gate Ave/W Rosecrans Ave

±10,817 SF Available for Lease  
 Flexible Mixed Use Zoning (HAM1YY)  
 Approx. ±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

<b>Lease Rate/Mo:</b>	\$7,500	<b>Available Acres:</b>	0.25 Ac	<b>Gas:</b>		<b>Specific Use:</b>	Industrial
<b>Lease Rate/SF:</b>	\$0.69	<b>Available SF:</b>	10,817 SF	<b>Water:</b>	Yes	<b>Zoning:</b>	M1YY
<b>Lease Type:</b>	Gross	<b>Building SF:</b>	3,257 SF	<b>Sewer:</b>	Yes	<b>Rail Service:</b>	No
<b>Lease Terms:</b>	3-5 Years	<b>Yard:</b>	Fenced / Paved	<b>Electric:</b>	Yes	<b>Market Area:</b>	LAX Area
<b>Sale Price/SF:</b>	NFS			<b>Fiber:</b>		<b>APN:</b>	4147025006
<b>Sale Price:</b>	NFS						

**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 #:** 6737a0fa3aa5d51347c2f2e0

**Listing Date:** 11/15/2024

**FTCF:** CB000N000S000

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

