



SUBJECT PROPERTY

ROSECRANS AVE.

Google



**5131-5135-5139**  
**W. ROSECRANS AVE.**  
HAWTHORNE | CA

# FOR LEASE

± 10,817 SF AVAILABLE



±3,257 SF  
OFFICE/WAREHOUSE



EXCELLENT FRONTAGE  
ON ROSCRANS AVE.



IMMEDIATE ACCESS  
TO 405 FWY



0.25 AC  
LOT SIZE



HAM1YY  
FLEXIBLE MIXED USE  
ZONING



CONTRACTOR'S YARD  
FENCED YARD AND PAVED

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# FOR LEASE | ±10,817 SF AVAILABLE

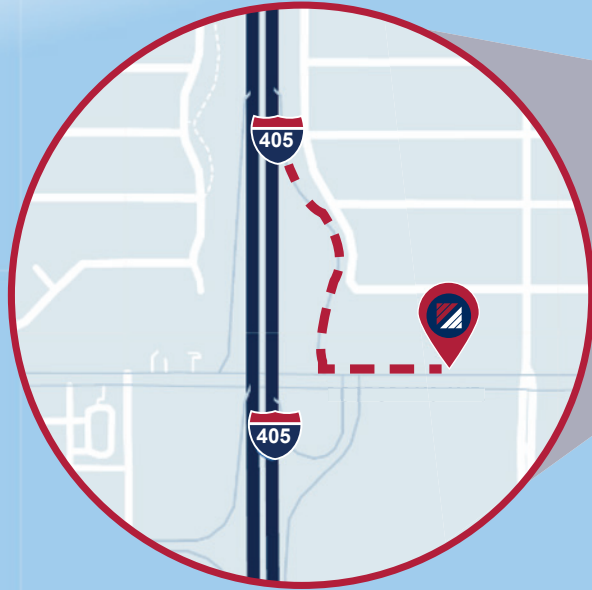
## PROPERTY HIGHLIGHTS







- Approx. ± 3,257 SF of Office/Warehouse on ± 10,817 SF of Land
- Immediate Access to the 405 Freeway
- Flexible Mixed Use Zoning (HAM1YY)
- Excellent Frontage on Rosecrans Avenue
- Contractor's Yard - Fenced Yard and Paved
- Less Than Five (5) Miles to LAX
- Adjacent to Numerous Retail Amenities Tenant

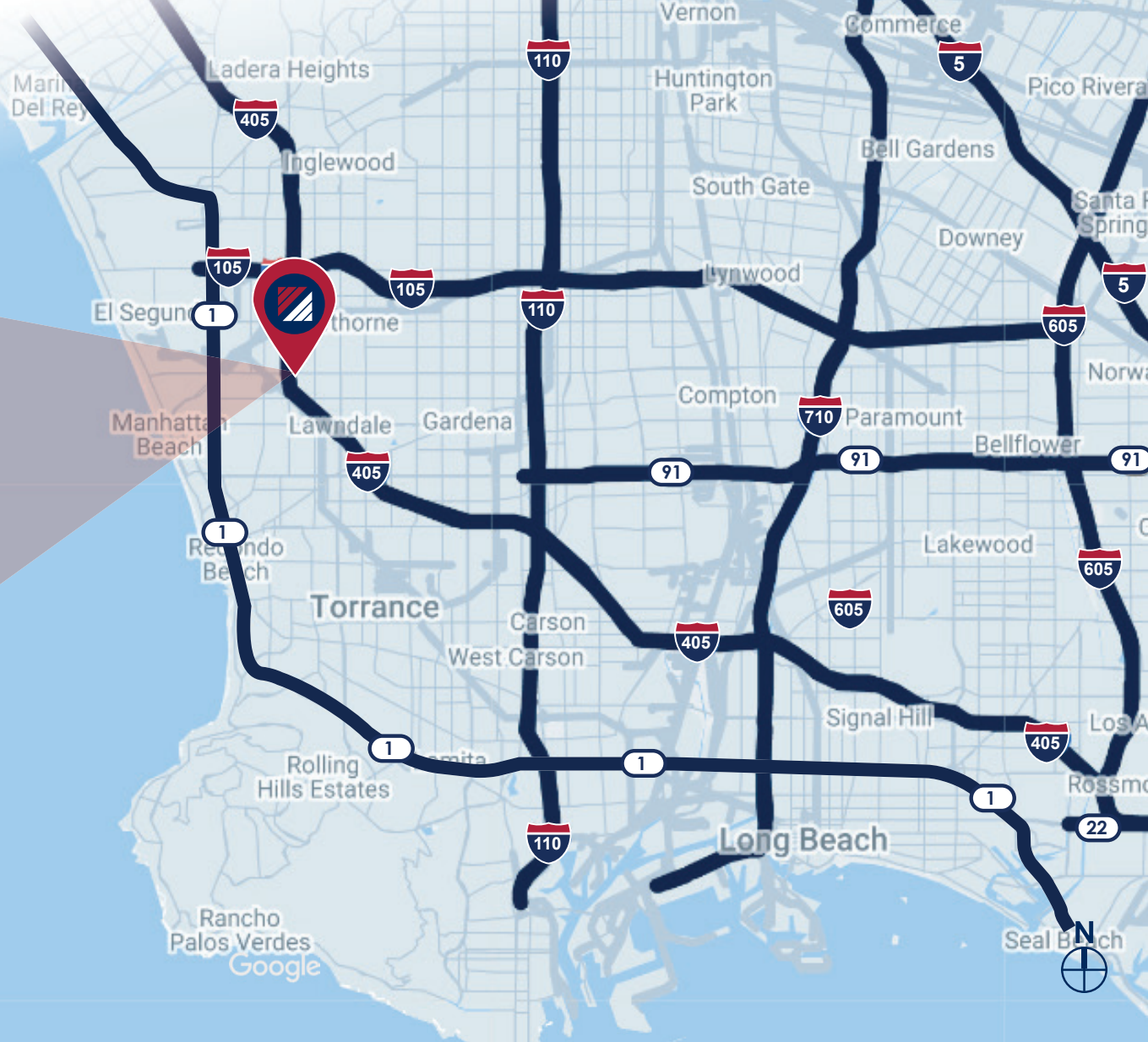


# FOR LEASE 10,817 SF AVAILABLE

## LOCATION MAP



- |  |                            |   |  |
|--|----------------------------|---|--|
|    | <b>CA-405</b><br>600 feet  |    | <b>Port of Los Angeles</b><br>17.8 miles |
|   | <b>CA-105</b><br>2.7 miles |   | <b>Port of Los Angeles</b><br>19.4 miles |
|  | <b>CA-1</b><br>3.5 miles   |  | <b>LAX Airport</b><br>5.7 miles          |



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