

Available SF 24,000 SF Industrial For Lease Building Size 24,000 SF



**Address:** 12624 Daphne Ave, Hawthorne, CA 90250  
**Cross Streets:** Daphne Ave/W 126th St

Ideal for Manufacturing & Warehousing  
 Fenced Secure Yard, Heavy Power: 1,600 Amps  
 Over 50 Car Parking  
 (2) Truck High & (1) Ground Level Positions  
 Corporate Neighbors Include SpaceX, FedEx, Tesla & Amazon

<b>Lease Rate/Mo:</b>	\$28,800	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	4,800 SF / 8
<b>Lease Rate/SF:</b>	\$1.20	<b>Clear Height:</b>	13'	<b>Restrooms:</b>	4
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1 / Ramp	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	24,000 SF	<b>DH Doors/Dim:</b>	3	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	24,000 SF	<b>A: 1600 V: 120/208 O: 3 W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	5 years or submit	<b>Const Status/Year Blt:</b>	Existing / 1958	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>		<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 48 / Ratio:</b>	2.0:1	<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Gardena/North Compton
<b>Zoning:</b>	M2			<b>APN#:</b>	4056-033-014
<b>Listing Company:</b>	Daum Commercial				
<b>Agents:</b>	<a href="mailto:Brad.Levin@daumcommercial.com">Brad Levin 310-538-6728</a>				
<b>Listing #:</b>	25280463	<b>Listing Date:</b>	11/02/2020	<b>FTCF:</b>	CB250Y150S000
<b>Notes:</b>	Minutes to LAX @ 405/105 Interchange. Can accommodate 53 foot containers. Bow truss goes up 20 feet.				

