



**12591 - 12597 Crenshaw Blvd**  
**Hawthorne, CA 90250**



A DIVISION OF



**LEE &  
ASSOCIATES**



**UNIT**

**Unit 12579 - 12581:** ± 5,880 SF (Two Ground Level Doors)  
**Unit 12627:** ± 1,760 SF

**RENT**

**\$1.85/SF, IG (estimated CAM costs \$0.24/sf)**

**PARKING**

**2/1000 for Free**

**OCCUPANCY**

**Immediate**

**LOADING**

- One Ground Level Loading Door (10x10)

**FEATURES**

- Adjacent to SpaceX and Tesla
- Ideal for warehouse, and last mile distribution
- Near LA Ale Works, Common Space Brewery and a variety of amenities
- Down the street from Hawthorne Airport and 10 minutes from LAX
- Easy Access to Metro, 105, 110 and 405 Freeways

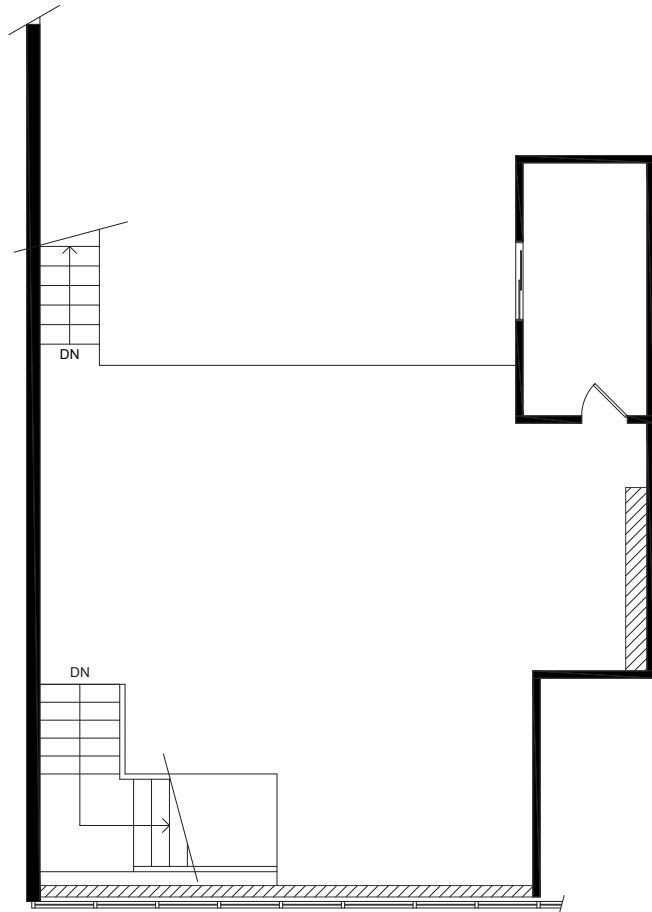


# CLEAN, WELL MAINTAINED INDUSTRIAL PARK

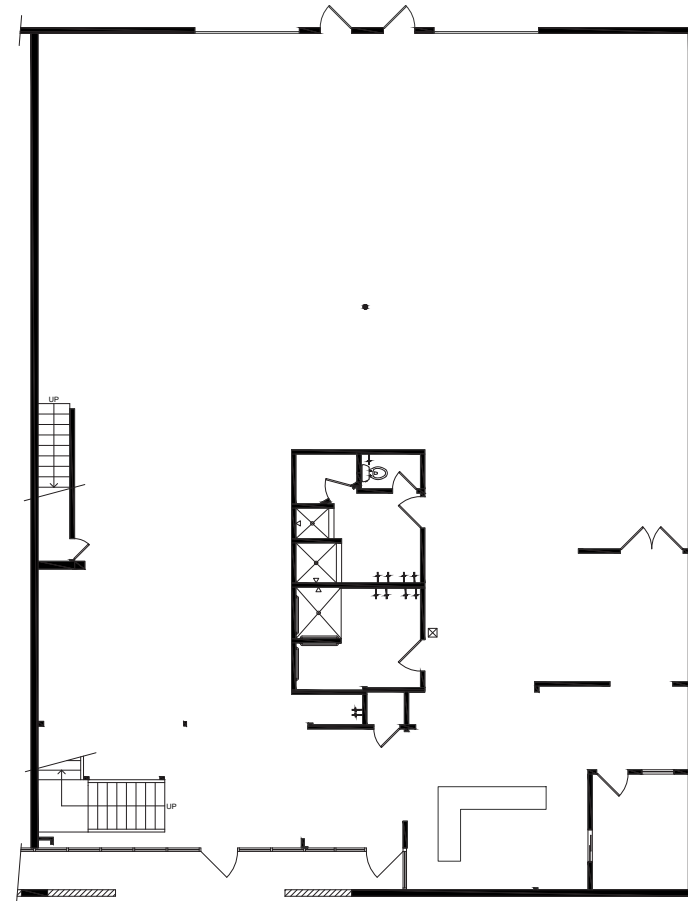


# Unit 12579 - 12581 Floor Plan

Mezzanine



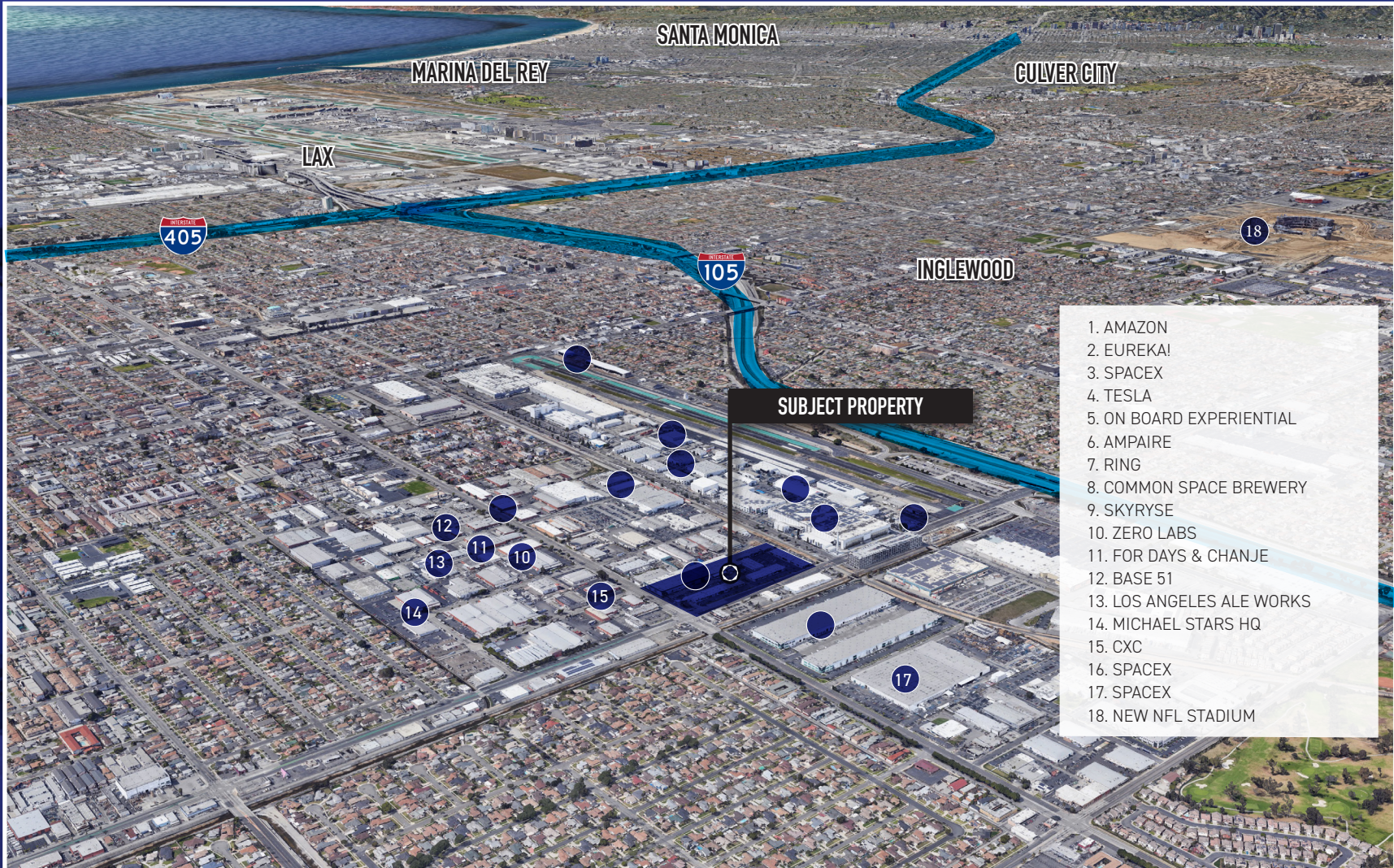
Ground Floor



# SITE MAP



# TENANTS IN THE AREA





A DIVISION OF  
**LEE &  
ASSOCIATES**

**HAWTHORNE**  
TECHNOLOGY PARK



**Aleks Trifunovic, SIOR**  
President  
310.899.2721  
atrifunovic@leewestla.com  
BKR DRE 01363109

**Tommy Isola**  
Principal  
310.899.2709  
tisola@leewestla.com  
AGT DRE 01974024

**Adam Levine**  
Associate  
310.899.2703  
alevine@leewestla.com  
AGT DRE 02104830

**Sofia Kristiansen**  
Associate  
310.899.2718  
skristiansen@leewestla.com  
AGT DRE 02219316

Lee & Associates Los Angeles West, Inc.  
1508 17th Street, Santa Monica, CA  
310.899.2700 | www.leewestla.com | DRE 01222000