

Available SF 27,000 SF

Industrial For Lease

Building Size 27,000 SF



Property Name: Hawthorne Business Park
Address: 12621 Cerise Ave, Hawthorne, CA 90250
Cross Streets: Cerise Ave/W El Segundo Blvd

Red Brick Bow Truss Dock High Building
 8 Dock High Loading Positions / 2 Grade Level
 Neighbors Include Tesla, SpaceX & Common Space
 In the Heart of Hawthorne's Advance Mfg. Corridor
 To Be Refurbished - Airfreight/Logistics Approved

Lease Rate/Mo:	\$47,250	Sprinklered:	Yes	Office SF / #:	4,016 SF / 4
Lease Rate/SF:	\$1.75	Clear Height:	16'	Restrooms:	2
Lease Type:	Net / Op. Ex: \$0.45	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	27,000 SF	DH Doors/Dim:	8	Finished Ofc Mezz:	0 SF
Minimum SF:	27,000 SF	A: 400 V: 277-480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	1.12 Ac / 48,773 SF	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	5 Years with Adj.	Const Status/Year Blt:	Existing / 1959	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	10/01/2026
Sale Price/SF:	NFS	Parking Spaces: 40 / Ratio: 1.5:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Paved	Specific Use:	Flex/R&D	Market/Submarket:	LAX Area
Zoning:	M-2			APN#:	4049-006-065

Listing Company: Kidder Mathews
Agents: [Luke Staubitz, SIOR 310-906-3288](#), [Harvey Beesen, SIOR 310-906-3264](#), [Andrew Dilfer, SIOR 310-906-3280](#)
Listing #: 44583464 **Listing Date:** 03/25/2026 **FTCF:** CB250N000S000
Notes: Kidder Mathews does not provide any representation, warranty or guarantee, expressed or implied as to the accuracy of information contained herein. Prospective Lessee should independently verify all information. Call broker for commission details. Lessee to independently verify with the City on airfreight as approved use.

12621 CERISE AVE

SITE PLAN



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