



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

3355

W. EL SEGUND BLVD

*Hawthorne*



**SUBLEASE**

**FLEX R&D WAREHOUSE  
+ MANUFACTURING**

# SUBLEASE DETAILS

3355 W. EL SEGUNDO BLVD  
HAWTHORNE, CA 90250

## SIZE

2,500-  
22,753 SF

## PRICE

\$1.85/SF NNN  
(NNN \$0.50/SF)

## TERM

Through 04/2029  
Available Sept 1, 2026

## POWER

400 AMPS

## PARKING

On site parking for up to 12 spaces + open lot

### HIGH FUNCTIONALITY INDUSTRIAL SPACE

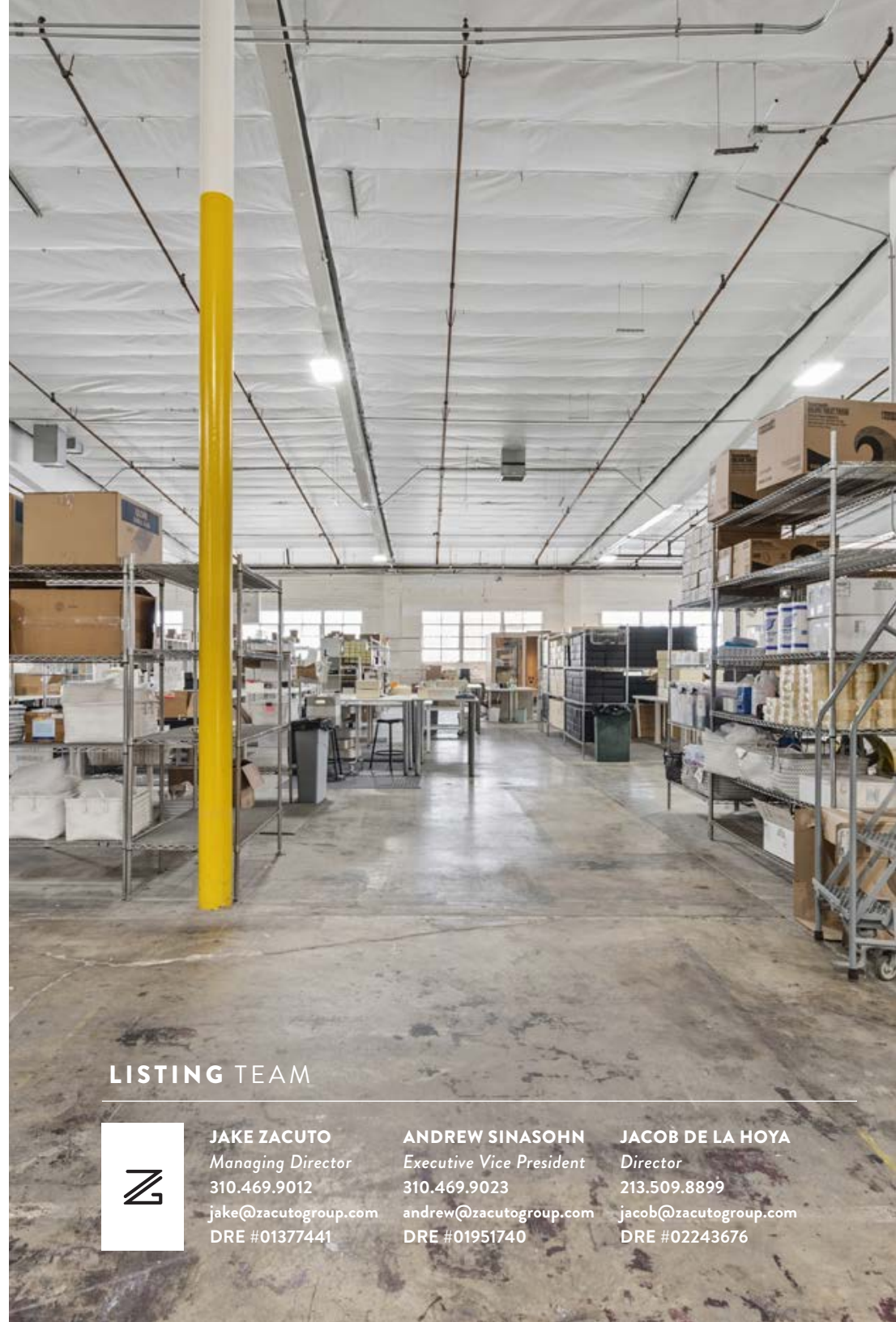
Centrally located industrial flex warehouse with 18' clearance, 400 AMPS power, 2 dock high loading doors, 1 ground level loading door, and polished concrete floors. The property includes 6 bathrooms, 11 offices/conference rooms, 1 bullpen, and 2 kitchens.

### FLEXIBLE LAYOUT FOR R&D, AEROSPACE, MANUFACTURING OR CREATIVE USE

Expansive open layout supports a wide range of uses including R&D, aerospace, robotics, deep tech, or creative office-warehouse functionality or manufacturing facility.

### CENTRAL HAWTHORNE LOCATION

Prime Hawthorne location with easy access to the 405 and 105 freeways. Directly next to Common Space Brewery, SpaceX and LAX airport.



### LISTING TEAM



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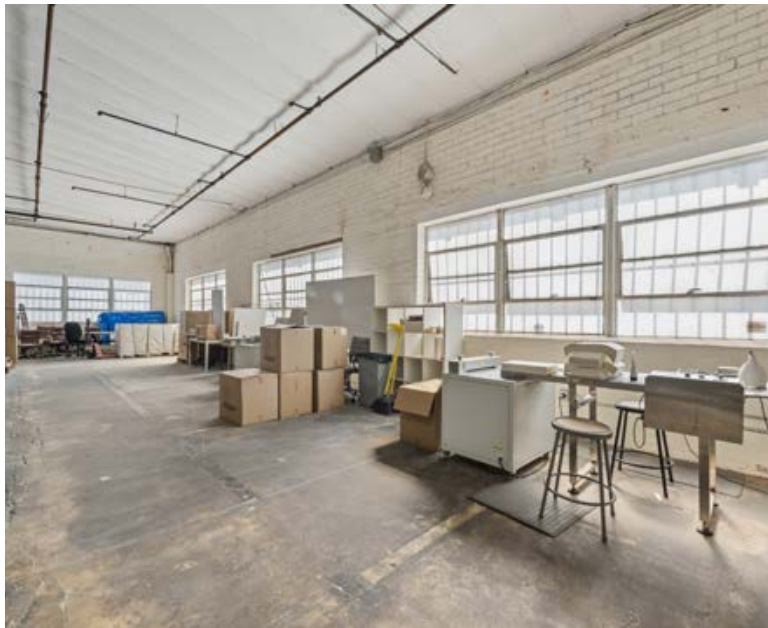
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SUBLEASE

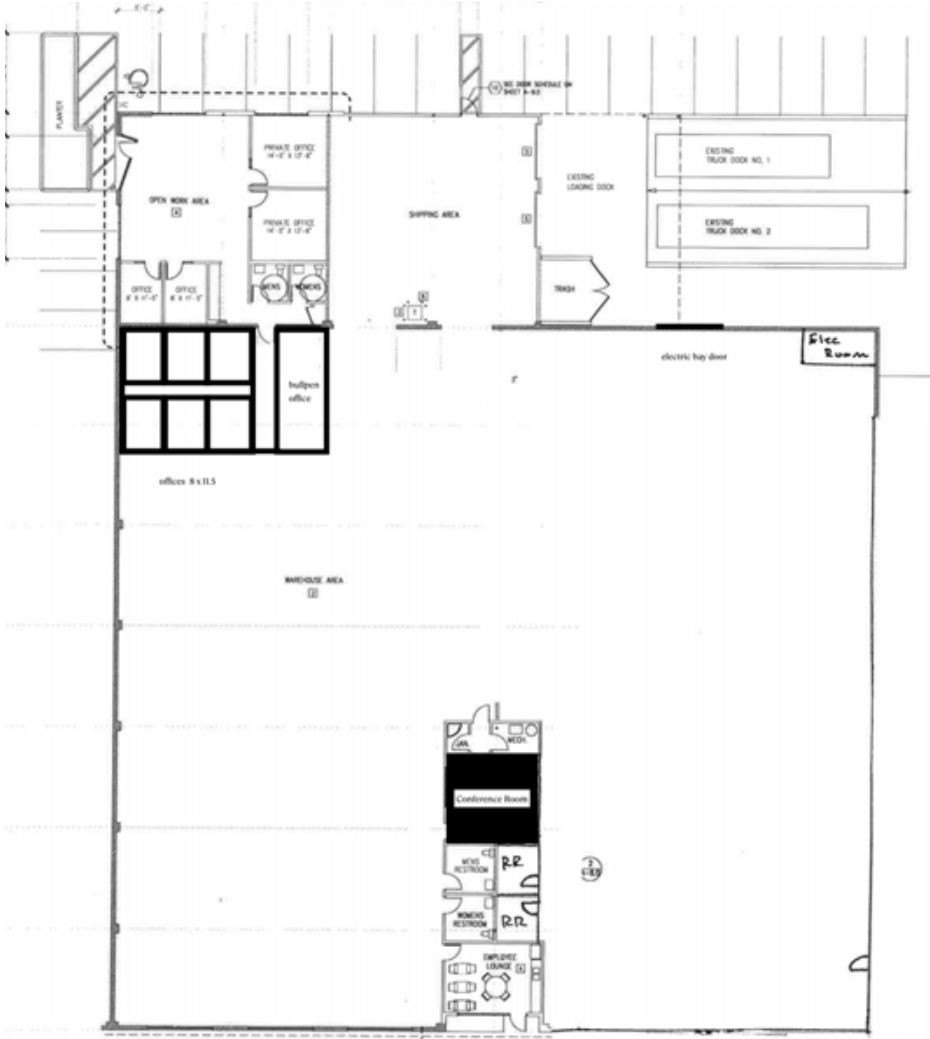
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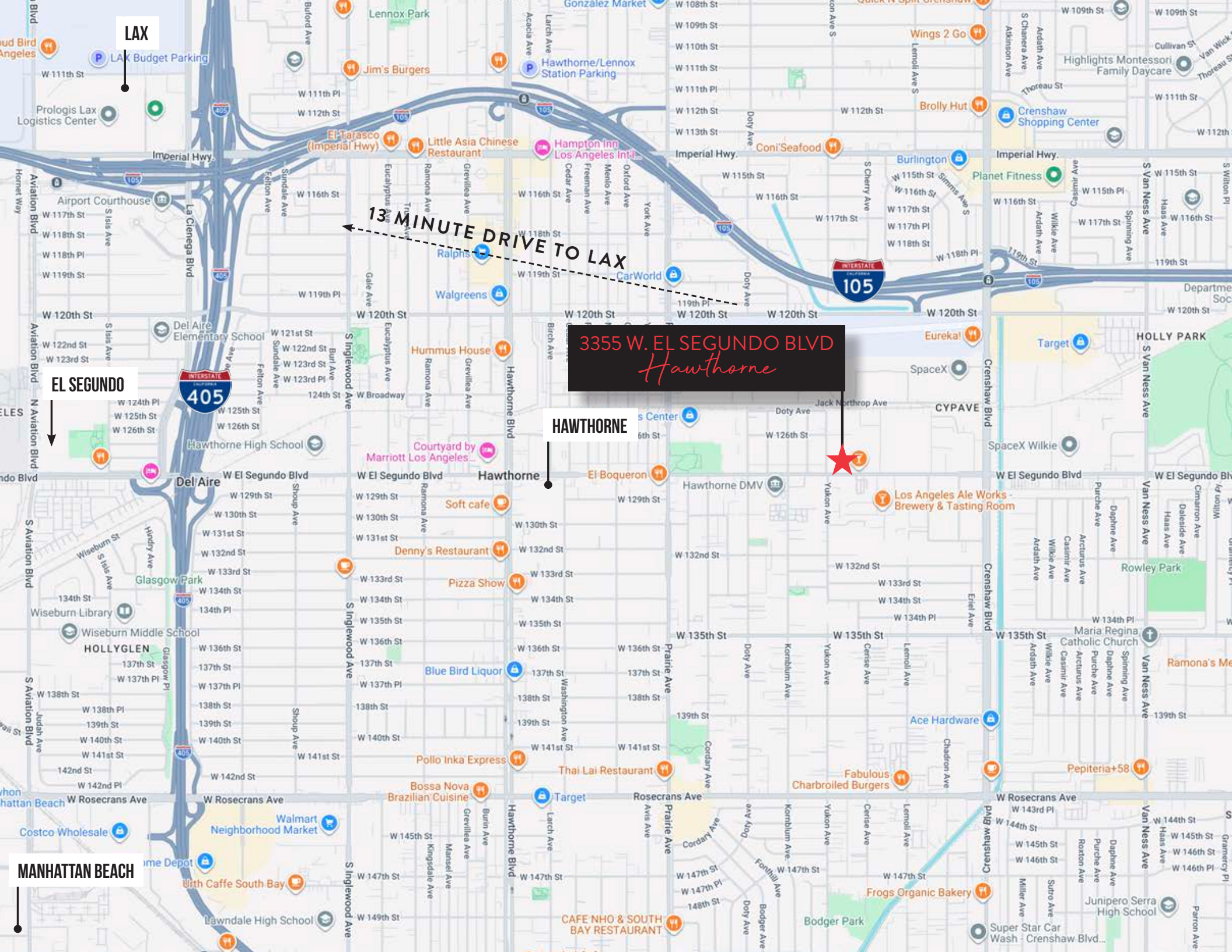
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SUBLEASE  
LAYOUT

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LAX

13 MINUTE DRIVE TO LAX

3355 W. EL SEGUNDO BLVD  
Hawthorne

HAWTHORNE

EL SEGUNDO

MANHATTAN BEACH

3355  
W. EL SEGUND BLVD  
*Hawthorne*



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