

**13822
-13826**

**PRAIRIE AVENUE
HAWTHORNE, CA 90250**



±9,780 SF AVAILABLE FOR LEASE

DIVISIBLE INTO ±3,250 SF AND ±6,530 SF BUILDINGS

\$1.48/SF ALL-IN GROSS

NO ADDITIONAL CAM

For more information,
please contact:

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AFFILIATED BUSINESS DISCLOSURE

Gateway Business Properties, Inc. engages in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including **Gateway Business Properties** may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither **Gateway Business Properties**, nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, **Gateway Business Properties**, and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. **Gateway Business Properties**, and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or **Gateway Business Properties**, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or **Gateway Business Properties**.

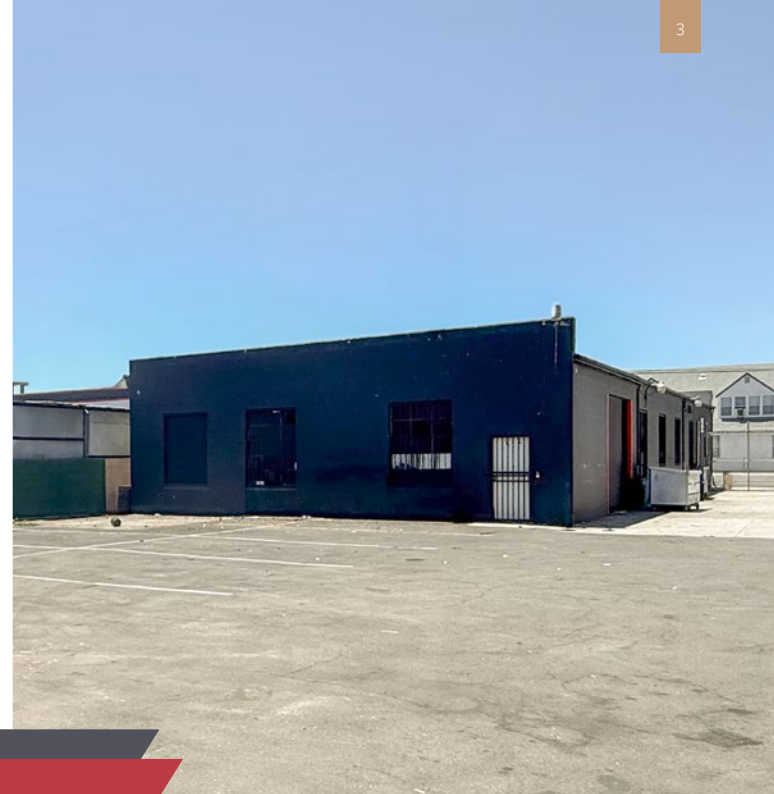
If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to **Gateway Business Properties**.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and

the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither **Gateway Business Properties, Inc.** nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



13822-13826 PRAIRIE AVENUE





PROPERTY OVERVIEW

Gateway Business Properties is pleased to present 13822-13826 Prairie Avenue, a two-building industrial property available for lease in Hawthorne, California. The property offers a combined **±9,780 SF of building area on ±17,916 SF of land, including a ±3,250 SF front building and ±6,530 SF rear building.** The property is being offered primarily as a combined lease opportunity, with the possibility of leasing either building separately.

The property includes **±3,750 SF of office space** with seven private offices and one conference room, along with two grade-level loading doors, 400A three-phase power, three restrooms, 14 parking spaces, and a private outdoor courtyard/break area.

Located near Rosecrans Avenue and Prairie Avenue, the property provides convenient access to the **405 and 105 freeways**, offering a practical combination of office and industrial space in Hawthorne.



± 6,530 SF

± 3,250 SF



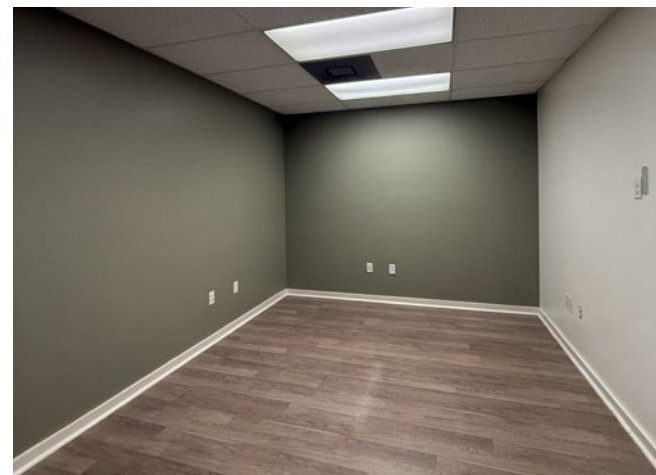
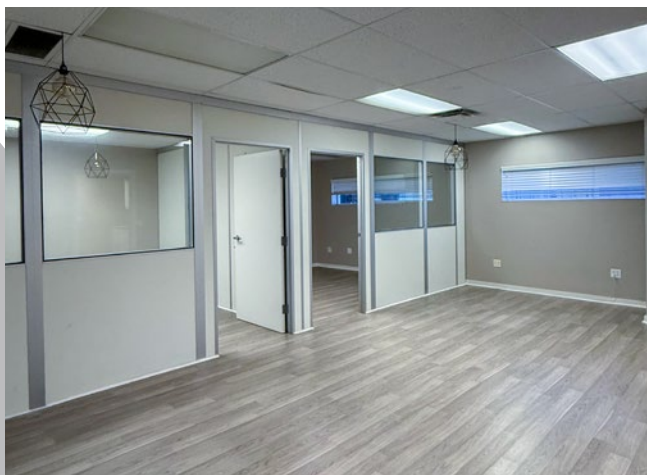
13822-13826 PRAIRIE AVENUE



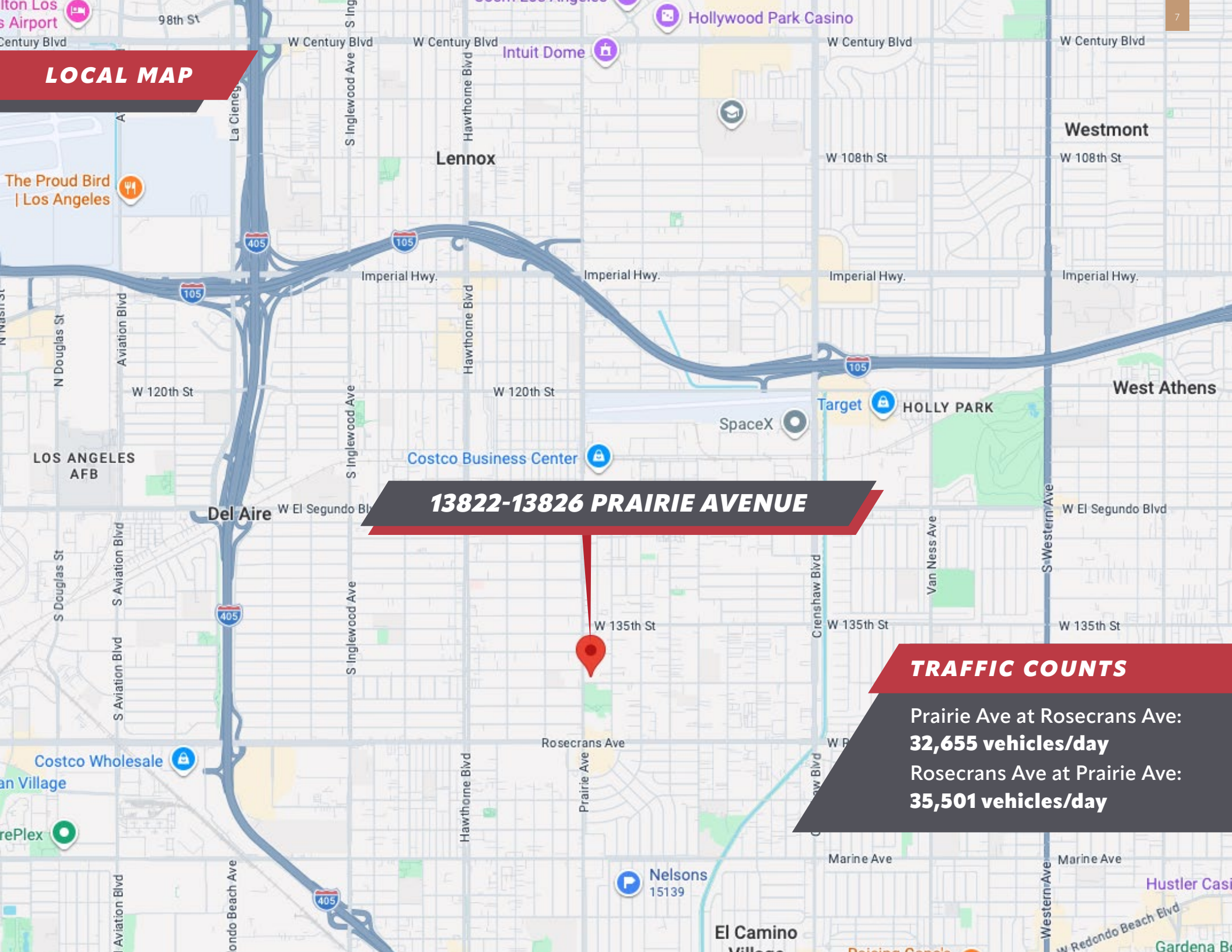


PROPERTY DETAILS

ASKING RATE	\$1.48/SF Gross
LEASE STRUCTURE	All-In Gross, No Additional CAM
TOTAL BUILDING	±9,780 SF
FRONT BUILDING	± 3,250 SF
BACK BUILDING	±6,530 SF
LAND	±17,916 SF
OFFICE SPACE	± 3,750 SF
OFFICE LAYOUT	7 Private Offices, 1 Conference Room
ZONING	HAM1
POWER	400A, 120-240V, 3 PH
CLEAR HEIGHT	11' Minimum
CEILING HEIGHT	11'-13'
LOADING	2 Grade-Level Doors (8' x 10')
PARKING	14 Spaces
RESTROOMS	3
OUTDOOR AREA	Private Courtyard / Break Area
AVAILABILITY	Available Now



LOCAL MAP



13822-13826 PRAIRIE AVENUE

TRAFFIC COUNTS

Prairie Ave at Rosecrans Ave:

32,655 vehicles/day

Rosecrans Ave at Prairie Ave:

35,501 vehicles/day

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