

FOR SUBLEASE

12955 CHADRON AVE

HAWTHORNE, CA 90250

SUBJECT
PROPERTY

AVAILABLE
PARKING

Freestanding Red Brick Cross Dock Building

41,622 SF available on 182,764 SF of land

Excess land/82,764 SF of parking lots (not contiguous)

14' minimum clear height/sprinklered

13 dock high loading positions/grade level possible

6,332 SF of office space

Heavy power/drive around access

Up to 100 car parking spaces or more if using truck lanes

Low Operating Expenses

Direct Lease possible

Sublease through December 31, 2027

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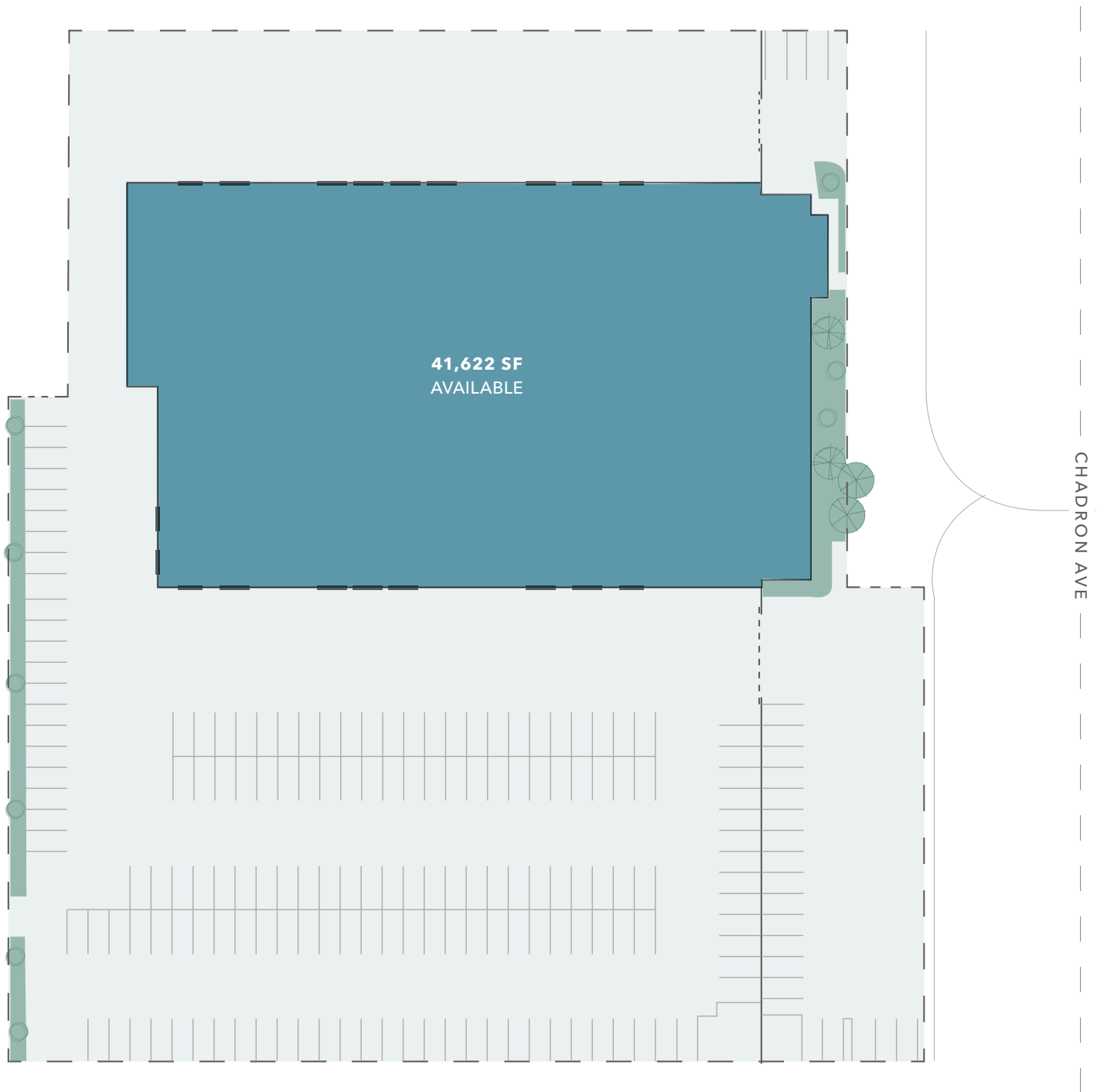
TBD
LEASE RATE

800
AMPS OF POWER

13 DH
LOADING POSITIONS

 **Kidder
Mathews**

SITE PLAN



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