

**± 40,000 SF INCREDIBLE CREATIVE INDUSTRIAL SPACE
BUILT / FINISHED TO SUIT**



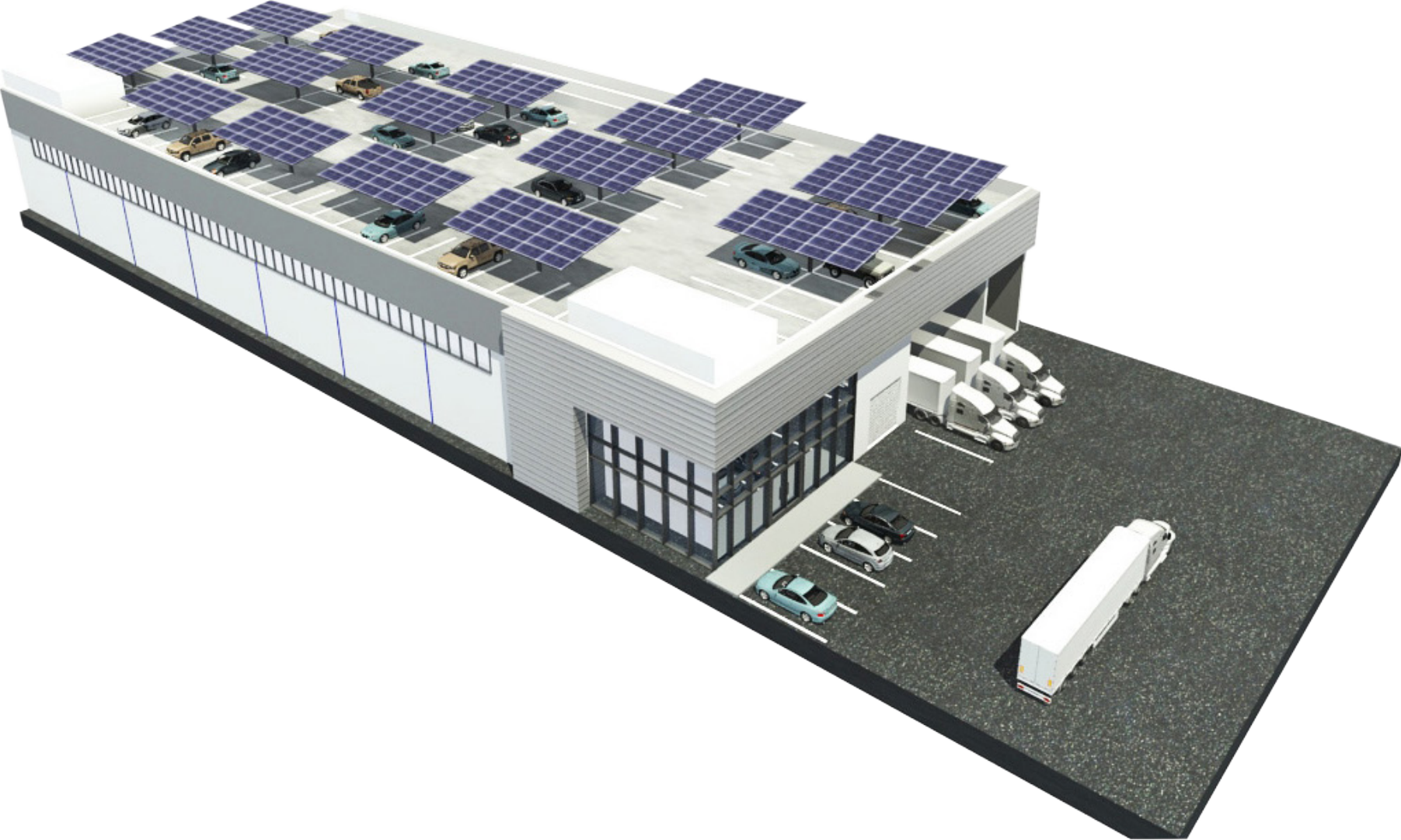
± 40,000 SF Creative Industrial Space For Lease
13007 Yukon Avenue, Hawthorne, CA 90250

PREMISES	± 40,000 SF
RENT	\$2.50/SF NNN (Nets \$0.45/SF)
OCCUPANCY	Q2 2023
TERM	5 to 10 Years
PARKING	100 Car Parking
FEATURES	<ul style="list-style-type: none">- 30' Clear Warehouse- Dock High Loading- Ideal for R+D, Direct to Consumer, Aerospace, Motion Capture/Stages- Near Los Angeles Ale Works and Common Space Breweries and Tap Rooms- Adjacent to SpaceX and Tesla- Minutes from LAX (including direct Metro to LAX)- Easy Access to Metro, 105, 405 and 110 Freeways- 15 minutes from Santa Monica or DTLA- Near new NFL Stadium Complex

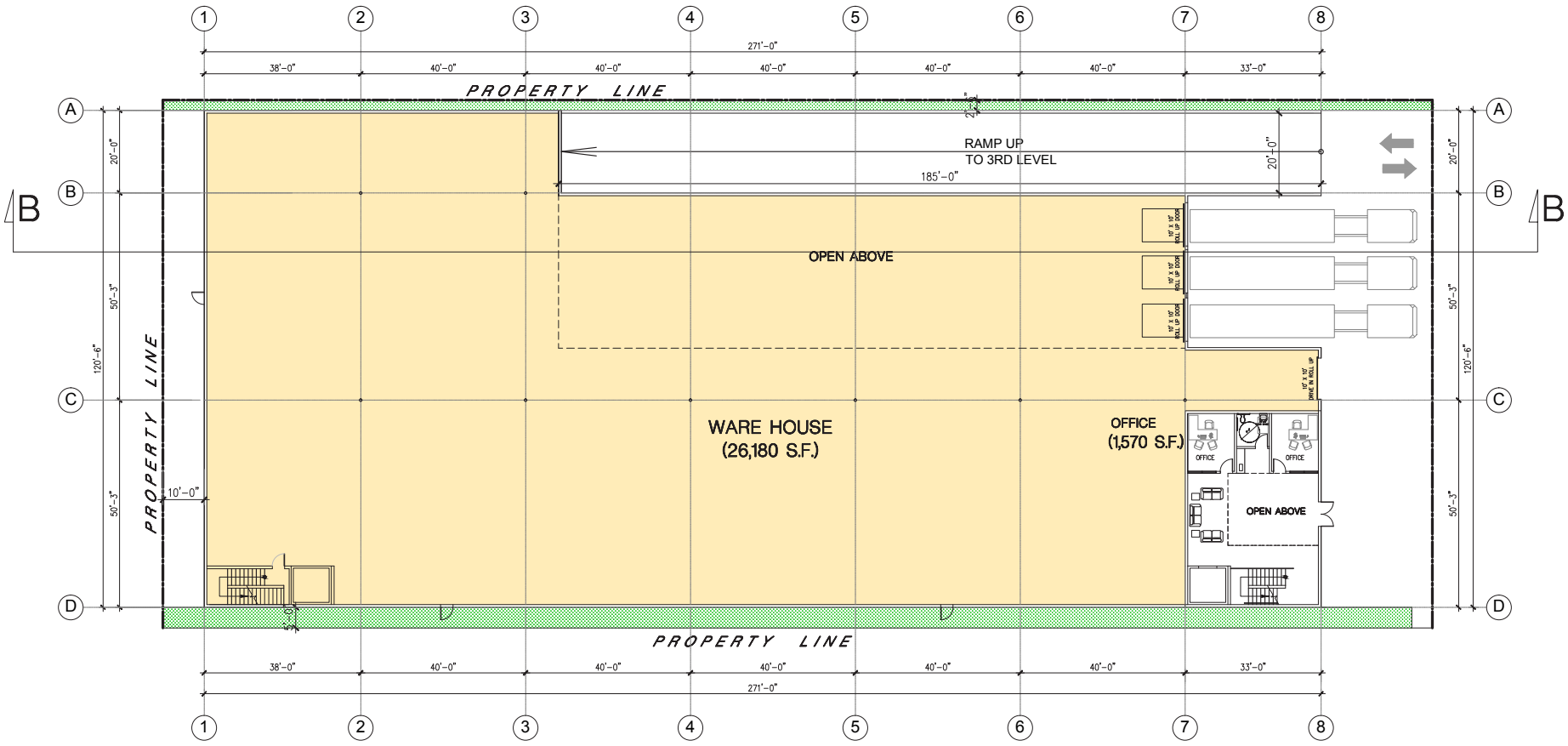


**13007 YUKON AVENUE
HAWTHORNE, CA 90250**

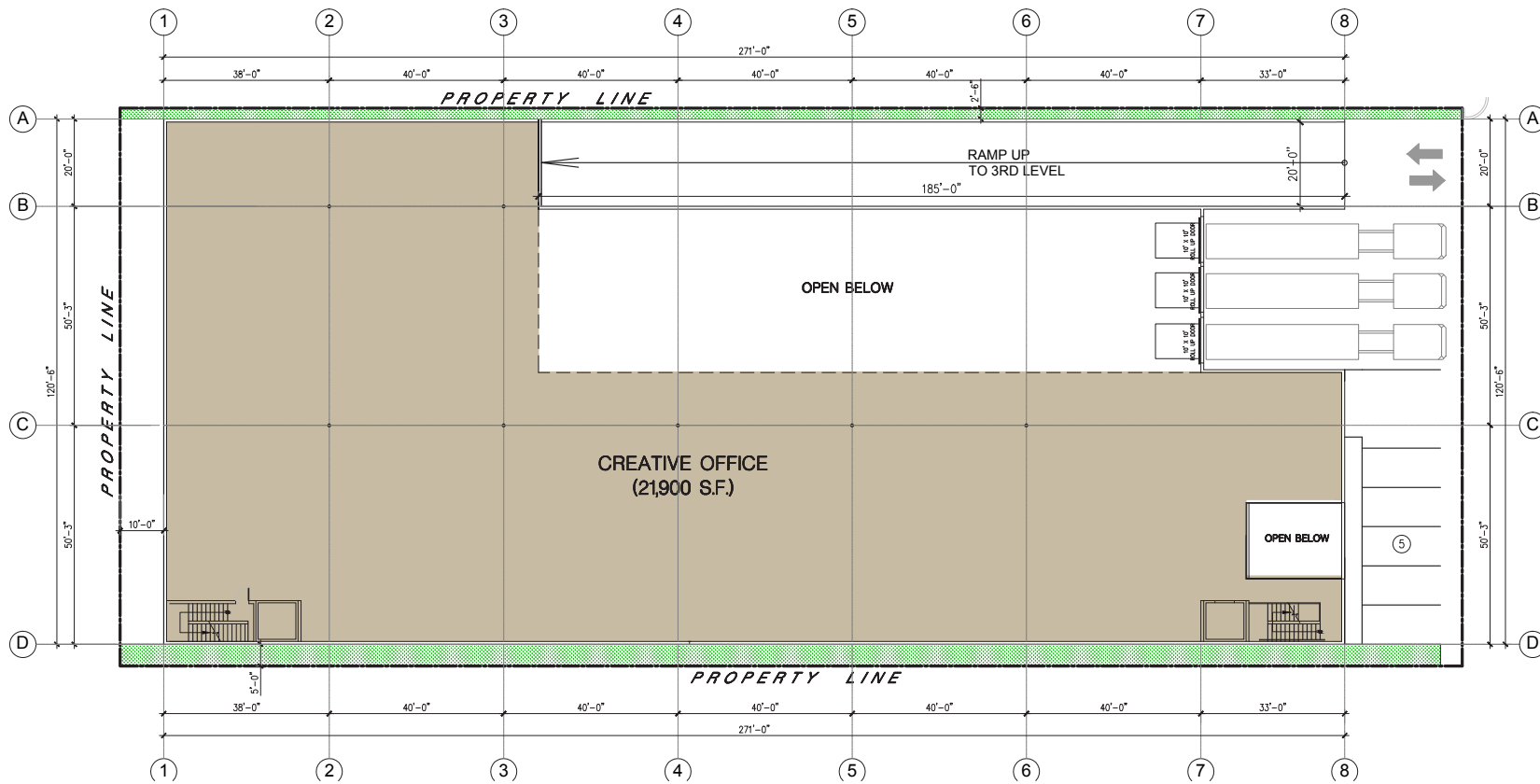
BUILDING RENDERING



PROPOSED FLOOR PLAN - FLOOR 1



PROPOSED FLOOR PLAN - FLOOR 2





SANTA MONICA

MARINA DEL REY

CULVER CITY

LAX

SUBJECT PROPERTY

18

105

1. AMAZON
2. EUREKA!
3. SPACEX
4. TESLA
5. ON BOARD EXPERIENTIAL
6. AMPAIRE
7. RING
8. COMMON SPACE BREWERY
9. SKYRYSE
10. ZERO LABS
11. FOR DAYS & CHANJE
12. BASE 51
13. LOS ANGELES ALE WORKS
14. MICHAEL STARS HQ
15. CXC
16. SPACEX
17. SPACEX
18. NEW NFL STADIUM

