



Address: 4801 147th St, Hawthorne, CA 90250
Cross Streets: S Inglewood Ave/W 147th St

Retail/Wholesale Features to This Terrific Truck High Unit
 2 Blocks to 405 Fwy/Same Block as Best Buy & Home Depot
 Excellent Proximity to Westside & Beach Cities
 2 Truck Doors w/Excellent Access/Sprinklered
 ±1,500 SF Bonus Exterior Dock Area
 Owned & Professionally Managed by Crown Associates

Lease Rate/Mo: \$22,589
Lease Rate/SF: \$1.85
Lease Type: Net / Op. Ex: \$0.26
Available SF: 12,210 SF
Minimum SF: 12,210 SF
Prop Lot Size: POL
Term: 5-10 Years W/Adjs
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$29,182 / 2022
Yard: Fenced / Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 17'
GL Doors/Dim: 1
DH Doors/Dim: 2
A: 400 **V:** 120/240 **O:** 1 **W:** 3
Construction Type: Brick
Const Status/Year Blt: Existing / 1967
Whse HVAC: No
Parking Spaces: 16 / **Ratio:** 1.3:1
Rail Service: No
Specific Use: Mixed Use

Office SF / #: 1,480 SF / 2
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 06/01/2022
Vacant: No
To Show: Call broker
Market/Submarket: LAX Area
APN#: 4149-001-075

Listing Company: The Klabin Company

Agents: [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com), [Courtney Bell 310-329-9000](mailto:Courtney.Bell@klabin.com)

Listing #: 29717180

Listing Date: 01/26/2022

FTCF: CB300N000S000/A0AA

Notes: To be fully refurbished. Grade level access via forklift ramp shared with neighbor. Sprinkler calculation .33/3000. Lessee to verify all information contained herein.