

3355

W. EL SEGUND BLVD

Hawthorne



SUBLEASE

**FLEX R&D WAREHOUSE
+ MANUFACTURING**

SUBLEASE DETAILS

3355 W. EL SEGUNDO BLVD
HAWTHORNE, CA 90250

<u>SIZE</u>	<u>PRICE</u>	<u>TERM</u>
22,753 SF	\$1.85/SF NNN (NNN \$0.50/SF)	Through 04/2029 Available Sept 1, 2026
<u>POWER</u>	<u>PARKING</u>	
400 AMPS	On site parking for up to 12 spaces + open lot	

HIGH FUNCTIONALITY INDUSTRIAL SPACE

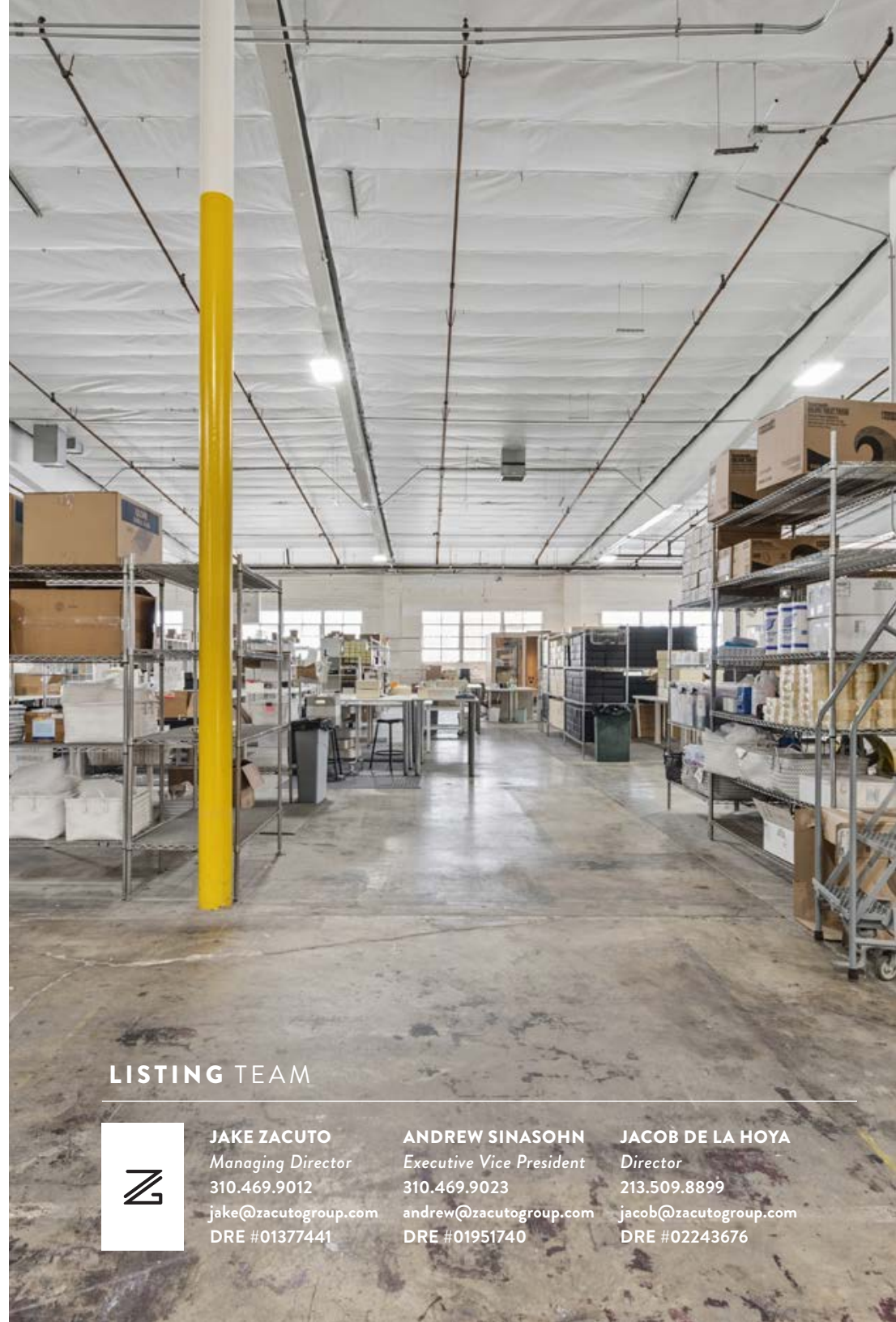
Centrally located industrial flex warehouse with 18' clearance, 400 AMPS power, 2 dock high loading doors, 1 ground level loading door, and polished concrete floors. The property includes 6 bathrooms, 11 offices/conference rooms, 1 bullpen, and 2 kitchens.

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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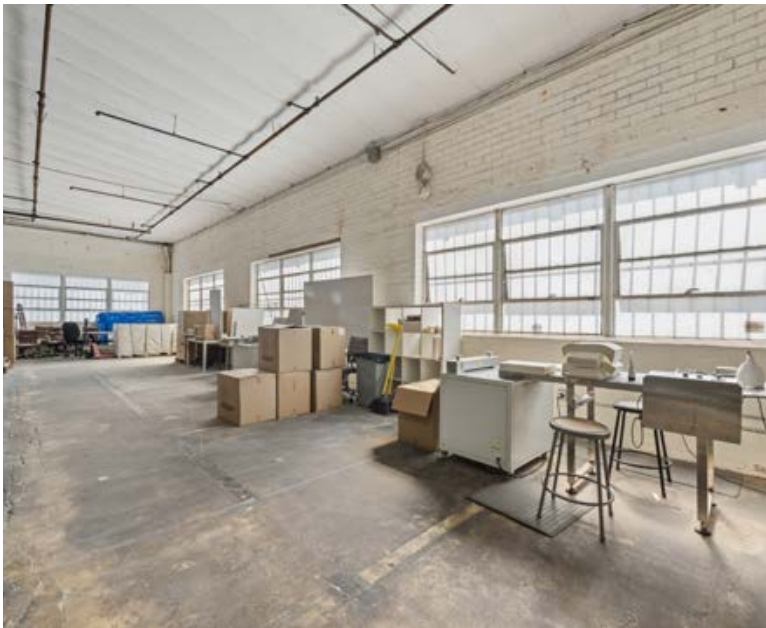
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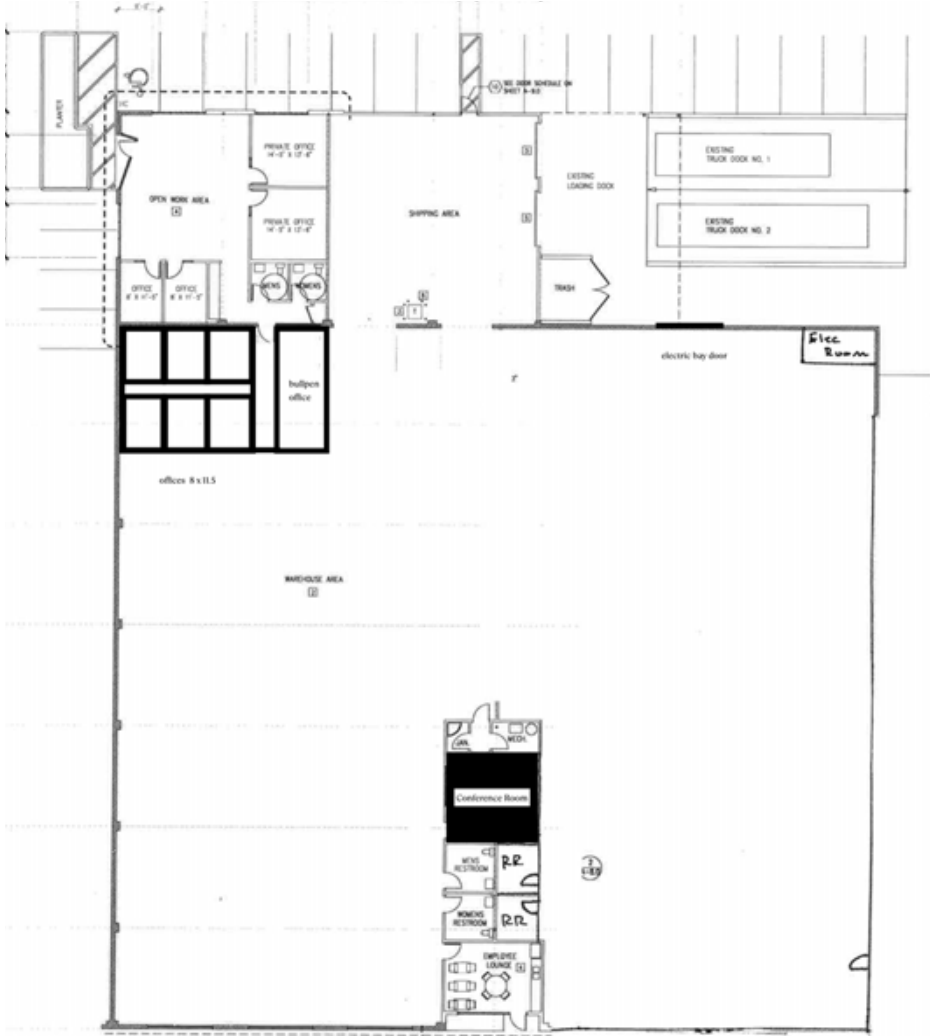
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SUBLEASE
LAYOUT

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LAX

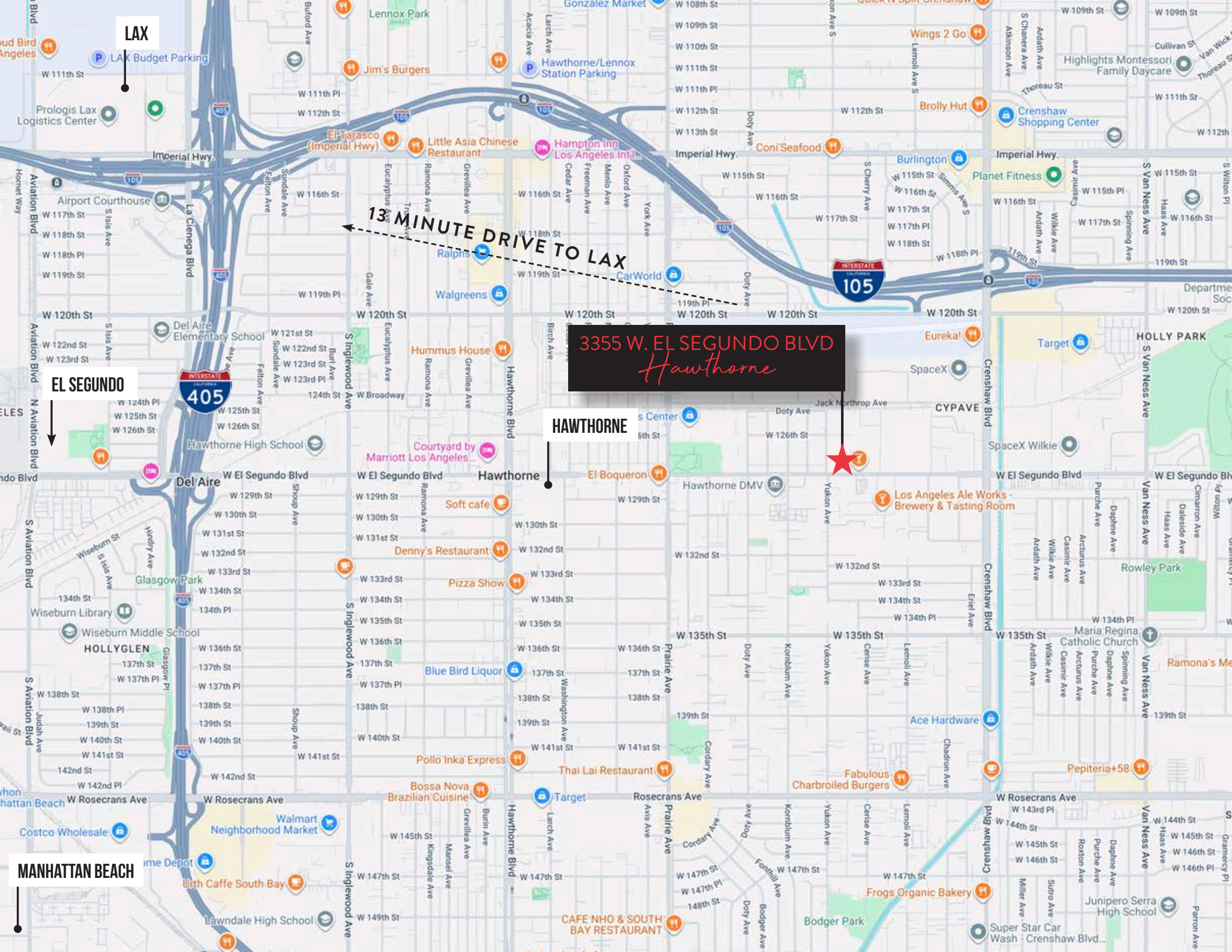
13 MINUTE DRIVE TO LAX

3355 W. EL SEGUNDO BLVD
Hawthorne

HAWTHORNE

EL SEGUNDO

MANHATTAN BEACH



3355

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