



FOR SALE

13806 S Inglewood Ave, Hawthorne, CA 90250

5,671 SF Custom HQ Office Building \$3,090,695 (\$545/SF)



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FEATURES

Available Square Footage	5,671
Land Square Footage	9,800
Office Square Footage	4,827
Parking	10-14
Dimensions	Verify
Loading	1 GL Door (17.5' x 8.5')
Minimum Ceiling Clearance	12'
Power	400A, 120/240 Volts, 3P, 4W
Sprinkler System	1.00:1,000 SF
Year Built	2008
Construction	Tilt-Up
Zoning	C-3

HIGHLIGHTS

- Custom HQ Office Built in 2008
- Free Standing Building with Private Parking Area
- 844 SF of Storage Space or Garage Parking (4 spaces)
- 4.9 Miles to SOFI Stadium, 4.2 Miles to Beach

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ACCESSIBILITY

MILES TO	
Los Angeles International Airport (LAX)	5.3
Long Beach Airport	18.2
Los Angeles & Long Beach Ports (both)	18.8
IMMEDIATE ACCESS TO	
405, 105, and 110 Freeways	



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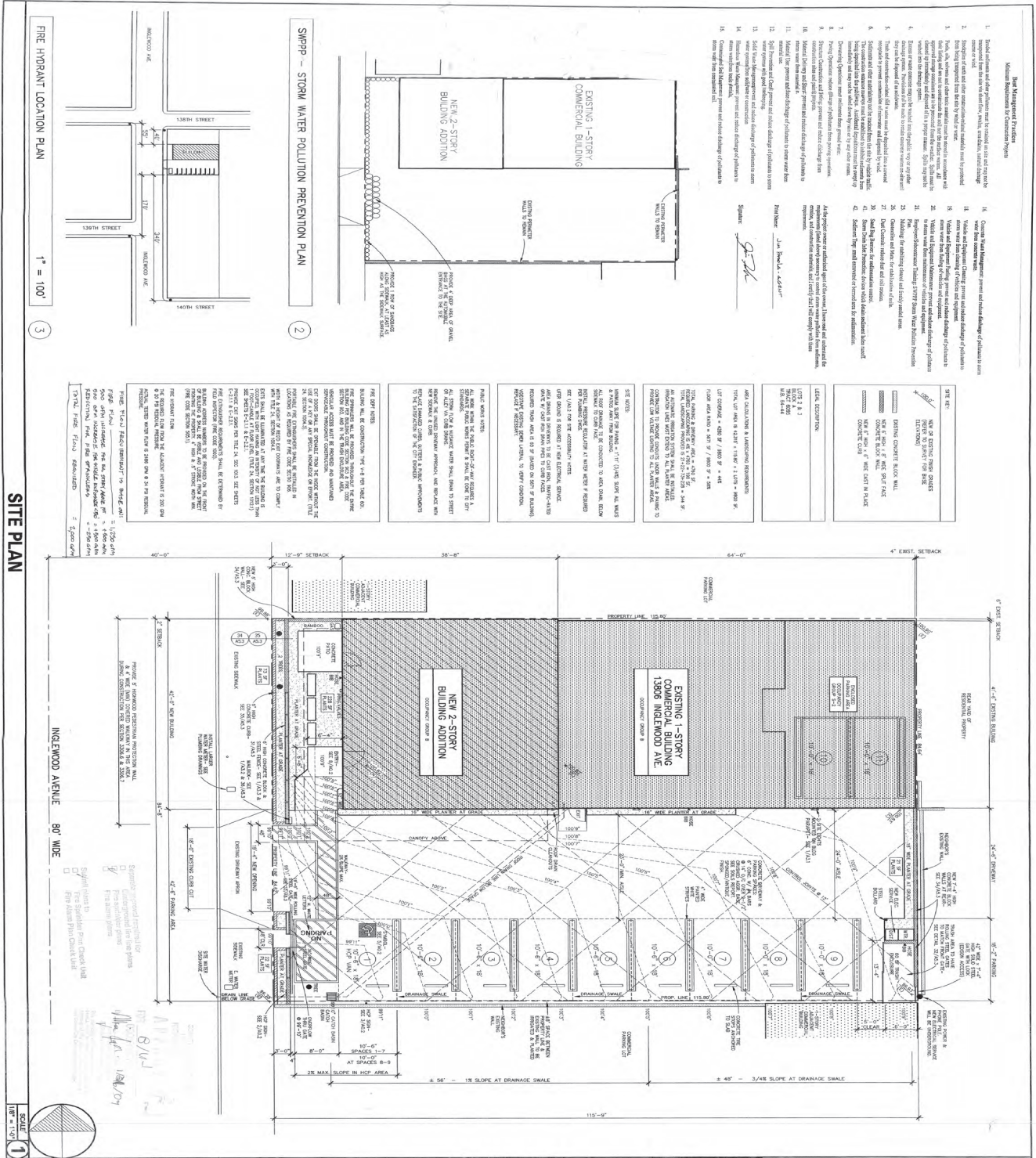
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Site Plan



- #### Itemized Checklist
1. Check for compliance with all applicable codes and regulations.
 2. Verify that all required permits are in place and valid.
 3. Confirm that all utility lines are properly marked and located.
 4. Verify that all required setbacks and easements are observed.
 5. Confirm that all required signage is in place and legible.
 6. Verify that all required safety measures are in place.
 7. Confirm that all required environmental measures are in place.
 8. Verify that all required accessibility measures are in place.
 9. Confirm that all required fire safety measures are in place.
 10. Verify that all required security measures are in place.
 11. Confirm that all required parking measures are in place.
 12. Verify that all required landscaping measures are in place.
 13. Confirm that all required site cleanup measures are in place.
 14. Verify that all required site restoration measures are in place.
 15. Confirm that all required site monitoring measures are in place.
 16. Verify that all required site reporting measures are in place.

SITE PLAN

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