

Available SF 27,000 SF

Industrial For Lease

Building Size 27,000 SF



Property Name: Hawthorne Business Park
Address: 12621 Cerise Ave, Hawthorne, CA 90250
Cross Streets: Cerise Ave/W El Segundo Blvd

Red Brick Bow Truss Dock High Building
 8 Dock High Loading Positions / 2 Grade Level
 Neighbors Include Tesla, SpaceX & Common Space
 In the Heart of Hawthorne's Advance Mfg. Corridor
 To Be Refurbished - Airfreight/Logistics Approved

Lease Rate/Mo: \$47,250
Lease Rate/SF: \$1.75
Lease Type: Net / Op. Ex: \$0.45
Available SF: 27,000 SF
Minimum SF: 27,000 SF
Prop Lot Size: 1.12 Ac / 48,773 SF
Term: 5 Years with Adj.
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Paved
Zoning: M-2

Sprinklered: Yes
Clear Height: 16'
GL Doors/Dim: 2
DH Doors/Dim: 8
A: 400 V: 277-480 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1959
Whse HVAC: No
Parking Spaces: 40 / **Ratio:** 1.5:1
Rail Service: No
Specific Use: Cold Storage

Office SF / #: 4,016 SF / 4
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 10/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: LAX Area
APN#: 4049-006-065

Listing Company: Kidder Mathews

Agents: [Luke Staubitz, SIOR 310-906-3288](#), [Harvey Beesen, SIOR 310-906-3264](#)

Listing #: 44583464

Listing Date: 03/25/2026

FTCF: CB250N000S000

Notes: Kidder Mathews does not provide any representation, warranty or guarantee, expressed or implied as to the accuracy of information contained herein. Prospective Lessee should independently verify all information. Call broker for commission details. Lessee to independently verify with the City on airfreight as approved use.

12621 CERISE AVE

SITE PLAN



ANDREW DILFER, SIOR, GLS 310.906.3280 | andrew.dilfer@kidder.com | LIC N° 01455665
 LUKE STAUBITZ, SIOR 310.906.3288 | luke.staubitz@kidder.com | LIC N° 01037737
 HARVEY BEESEN, SIOR 310.906.3264 | harvey.beesen@kidder.com | LIC N° 00615891

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

