

Available SF 8,799 SF

Industrial For Lease

Building Size 8,799 SF



**Property Name:** Century Business Center  
**Address:** 3403 Jack Northrop Ave, Hawthorne, CA 90250  
**Cross Streets:** Crenshaw Blvd/Jack Northrop Ave

Gated and Secure Master Planned Business Park  
 Private Fenced Yard  
 24' Clear Height  
 Adjacent to the Hawthorne Airport, SpaceX & Tesla  
 Close to 105, 405 & 110 Freeways

**Lease Rate/Mo:** \$16,278  
**Lease Rate/SF:** \$1.85  
**Lease Type:** Net  
**Available SF:** 8,799 SF  
**Minimum SF:** 8,799 SF  
**Prop Lot Size:** 0.48 Ac / 20,912 SF  
**Term:** 5-10 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$24,154  
**Yard:** Fenced  
**Zoning:** M2YY

**Sprinklered:** Yes  
**Clear Height:** 24'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 0  
**A: 400 V: 277/480 O: 3 W: 4**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 2008  
**Whse HVAC:**  
**Parking Spaces:** 25 / **Ratio:** 2.8:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 3,000 SF  
**Restrooms:**  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 1,000 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** LAX Area  
**APN#:** 4049-018-016

**Listing Company:** Daum Commercial  
**Agents:** [Brad Levin 310-538-6728](mailto:Brad.Levin@daumcommercial.com)  
**Listing #:** 25158021  
**Notes:** Association fee of approximately \$0.08 per square foot.

**Listing Date:** 09/16/2020

**FTCF:** CB250N000S000/A0AA

