



INDUSTRIAL UNITS **FOR LEASE**

12501-12695

CRENSHAW BOULEVARD

Industrial Spaced Located in the heart of *LA's Aerospace & Tech Corridor*

Positioned in the heart of Hawthorne's thriving aerospace and technology corridor, Hawthorne Technology Park offers a rare opportunity to lease high-quality industrial space in one of Los Angeles' most dynamic submarkets. This clean, well-maintained industrial park features a range of flexible unit sizes from approximately 1,600 to 5,200 square feet, ideal for warehouse, creative industrial, and last-mile distribution users. Strategically located adjacent to major industry leaders including SpaceX and Tesla, the property benefits from unmatched connectivity, just minutes from Hawthorne Airport, approximately 10 minutes to LAX, and with immediate access to the 105, 110, and 405 fwys. The surrounding area offers a strong amenity base including local breweries, dining, and retail, making it an attractive environment for both employees and businesses.



PROPERTY OVERVIEW

Premises:	12501 - 12695 Crenshaw Blvd
Units:	Unit 12563: 1,679 SF Unit 12615: 4,606 SF Unit 12521: 5,202 SF Unit 12527: 1,734 SF
Rate:	\$1.95/SF, IG (Estimated CAM costs \$0.24/sf)
Parking:	2/1,000 for Free
Loading:	Ground level loading doors for all units

FEATURES

1.

UNMATCHED AEROSPACE & TECH LOCATION

Position your business alongside industry leaders like SpaceX and Tesla in one of LA's most influential innovation corridors.

2.

EXCEPTIONAL REGIONAL CONNECTIVITY

Immediate access to the 105, 110, and 405 freeways allows seamless distribution across Los Angeles and beyond.

3.

MINUTES FROM LAX & HAWTHORNE AIRPORT

Located just 10 minutes from LAX and moments from Hawthorne Airport, ideal for logistics, travel, and global connectivity.

4.

FUNCTIONAL INDUSTRIAL DESIGN

Efficient layouts with ground-level loading doors and integrated office space support a wide range of operational uses.

5.

AMENITY-RICH SOUTH BAY ENVIRONMENT

Surrounded by breweries, dining, and everyday conveniences, offering a balanced work environment for employees and clients alike.



EXTERIOR PHOTOS

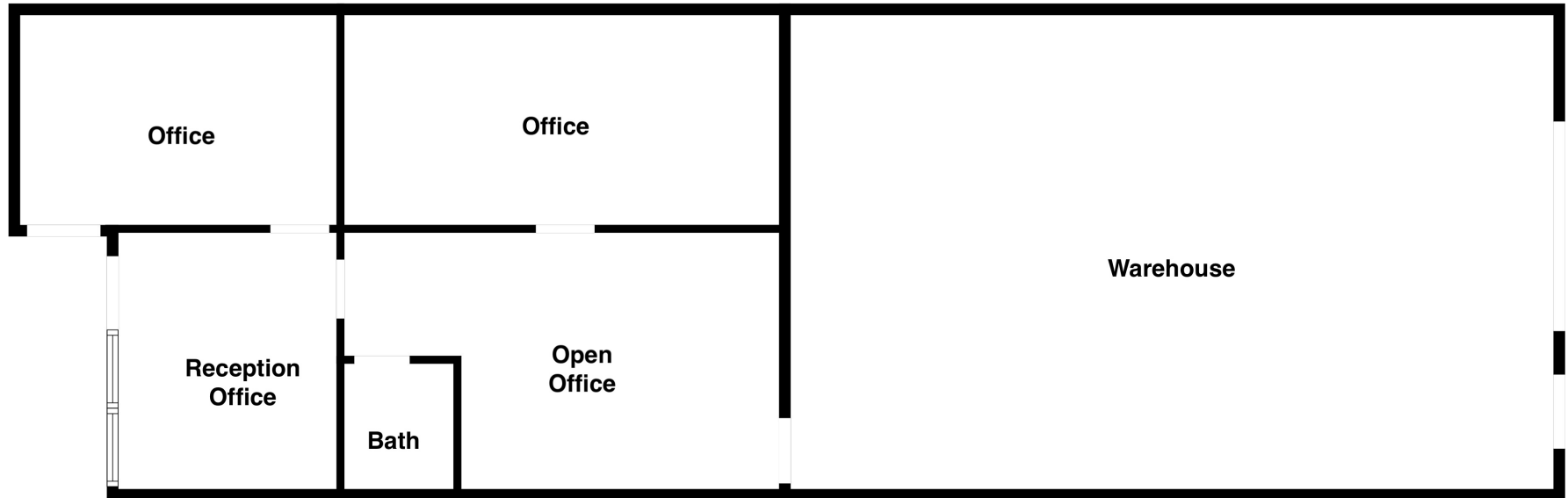


SITE MAP

AVAILABLE UNIT



UNIT 12563 - FLOOR PLAN

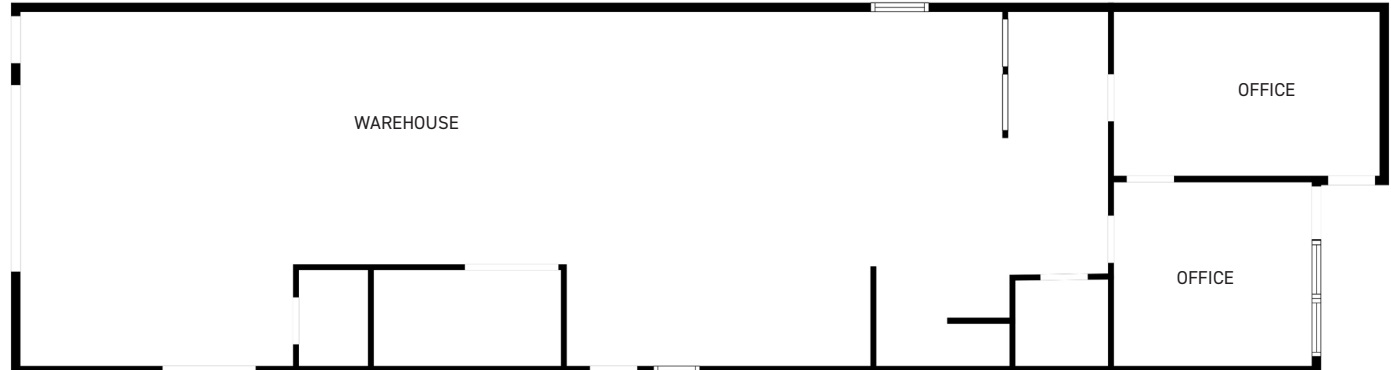


UNIT 12615 - FLOOR PLAN

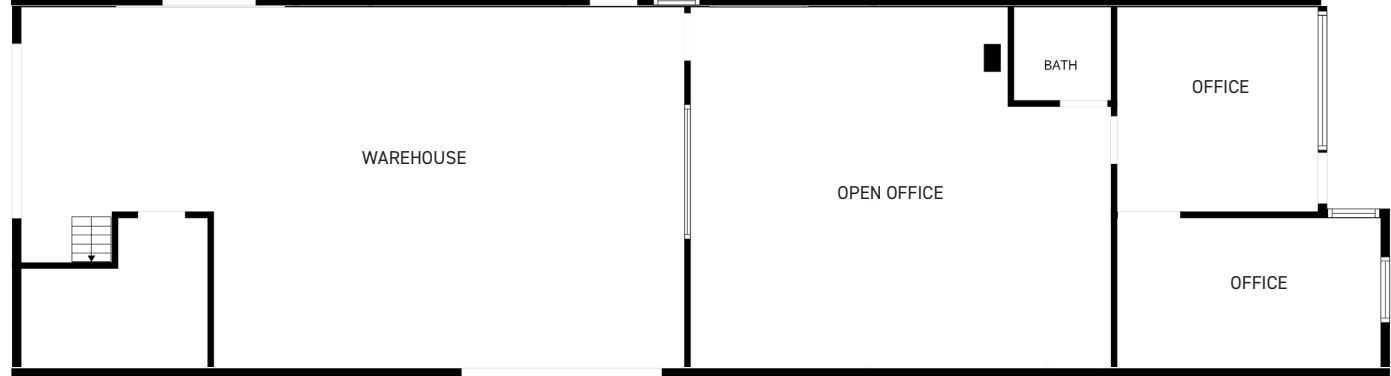


UNIT 12521 - 12525 FLOOR PLAN

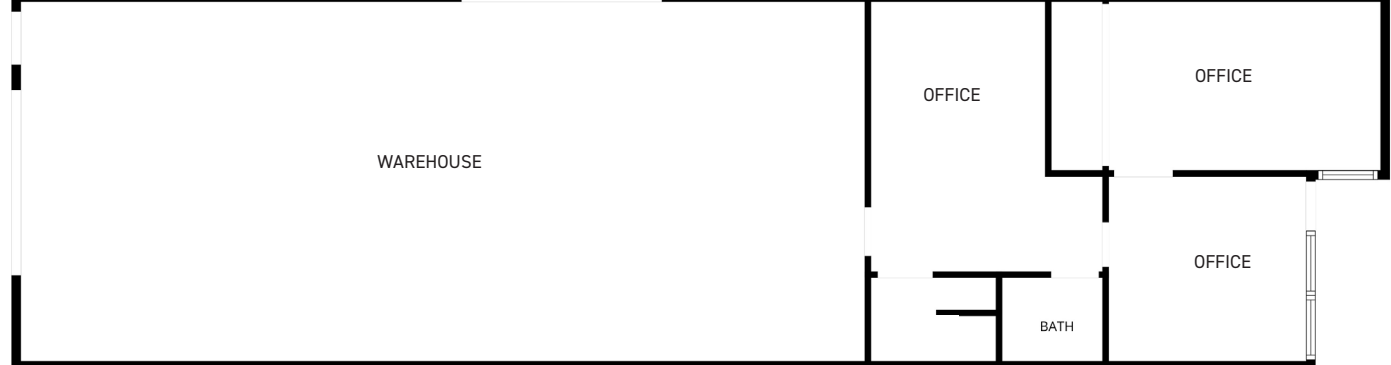
UNIT 12521



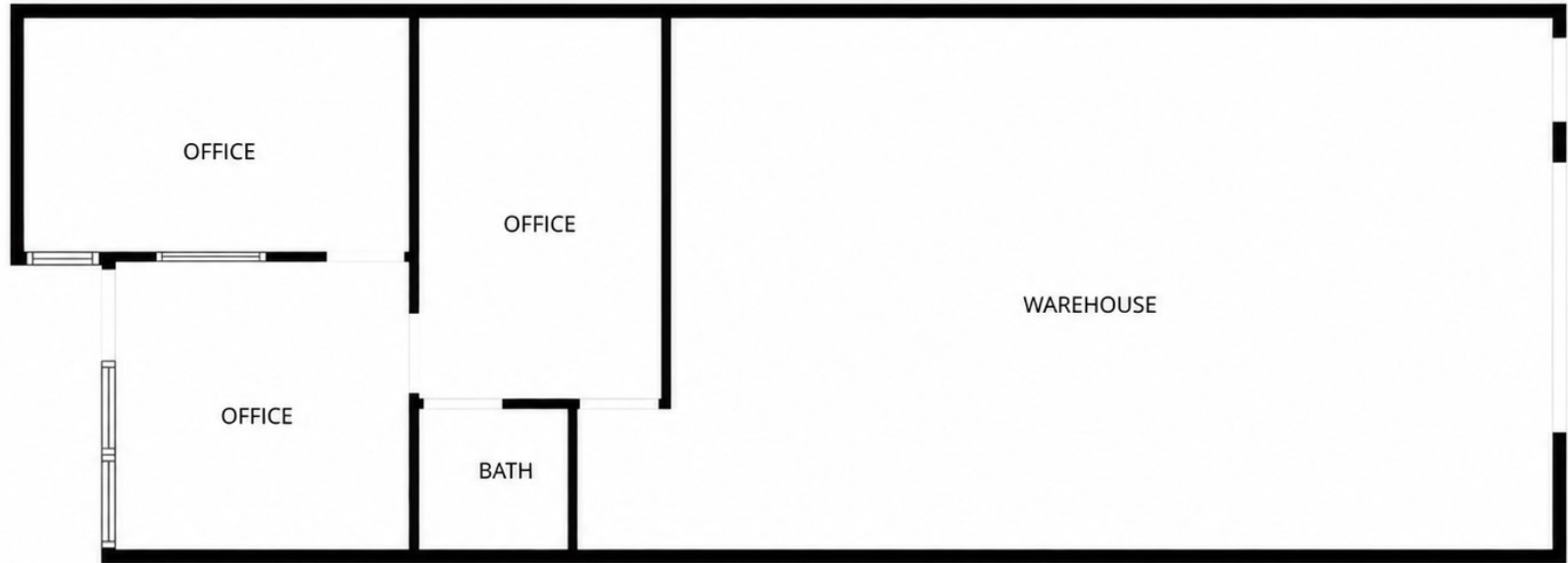
UNIT 12523



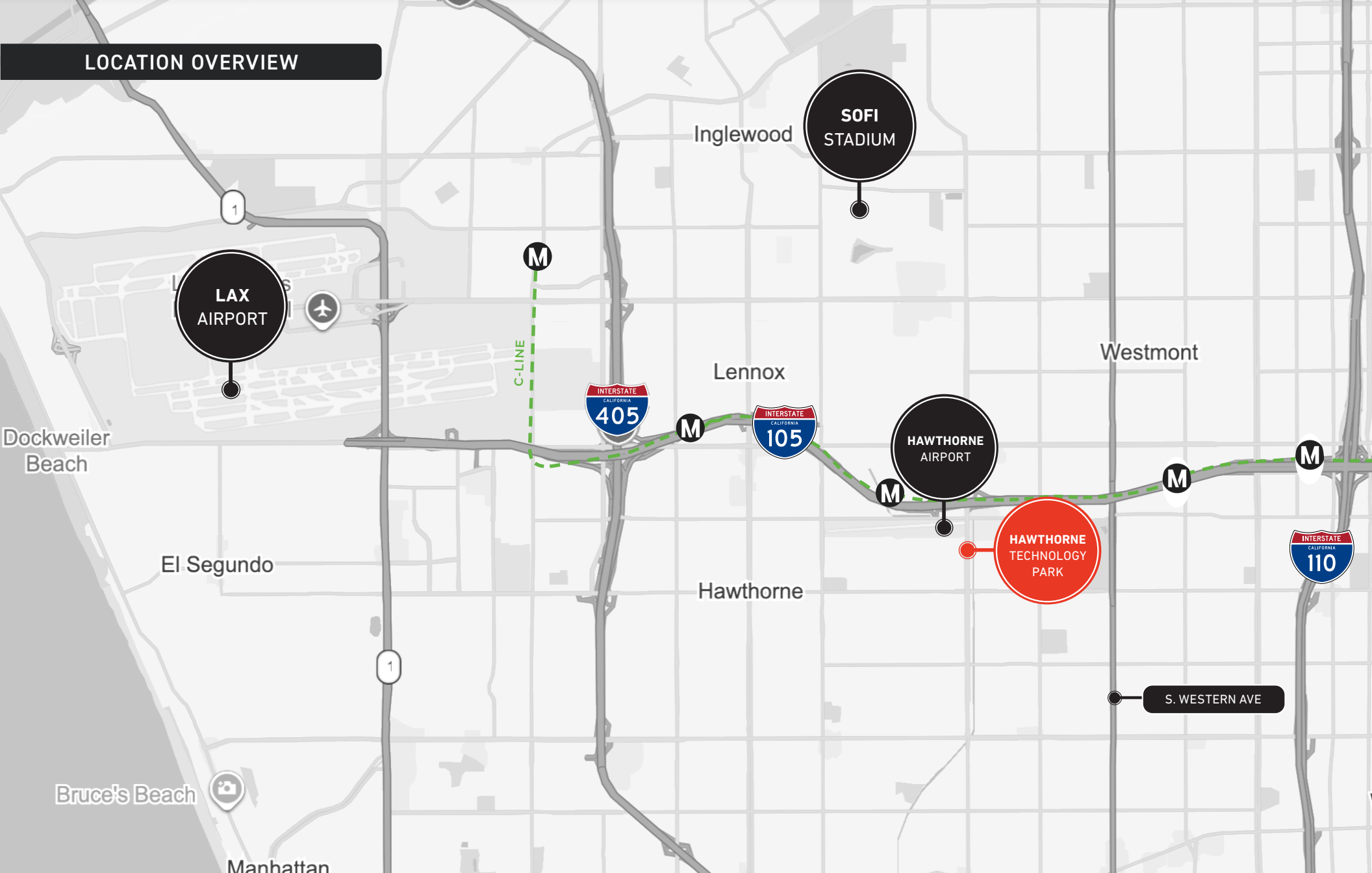
UNIT 12525



UNIT 12527 - FLOOR PLAN



LOCATION OVERVIEW



LAX AIRPORT

SOFI STADIUM

HAWTHORNE AIRPORT

HAWTHORNE TECHNOLOGY PARK

S. WESTERN AVE

M

M

M

M

M

INTERSTATE CALIFORNIA 405

INTERSTATE CALIFORNIA 105

INTERSTATE CALIFORNIA 110

C-LINE

1

1

Inglewood

Lennox

Westmont

Hawthorne

El Segundo

Dockweiler Beach

Bruce's Beach

Manhattan



A DIVISION OF
**LEE &
ASSOCIATES**

ALEKS TRIFUNOVIC, SIOR

CHAIRMAN

310.899.2721 | atrifunovic@leewestla.com

BKR DRE 01363109

TOMMY ISOLA

PRINCIPAL

310.899.2709 | tisola@leewestla.com

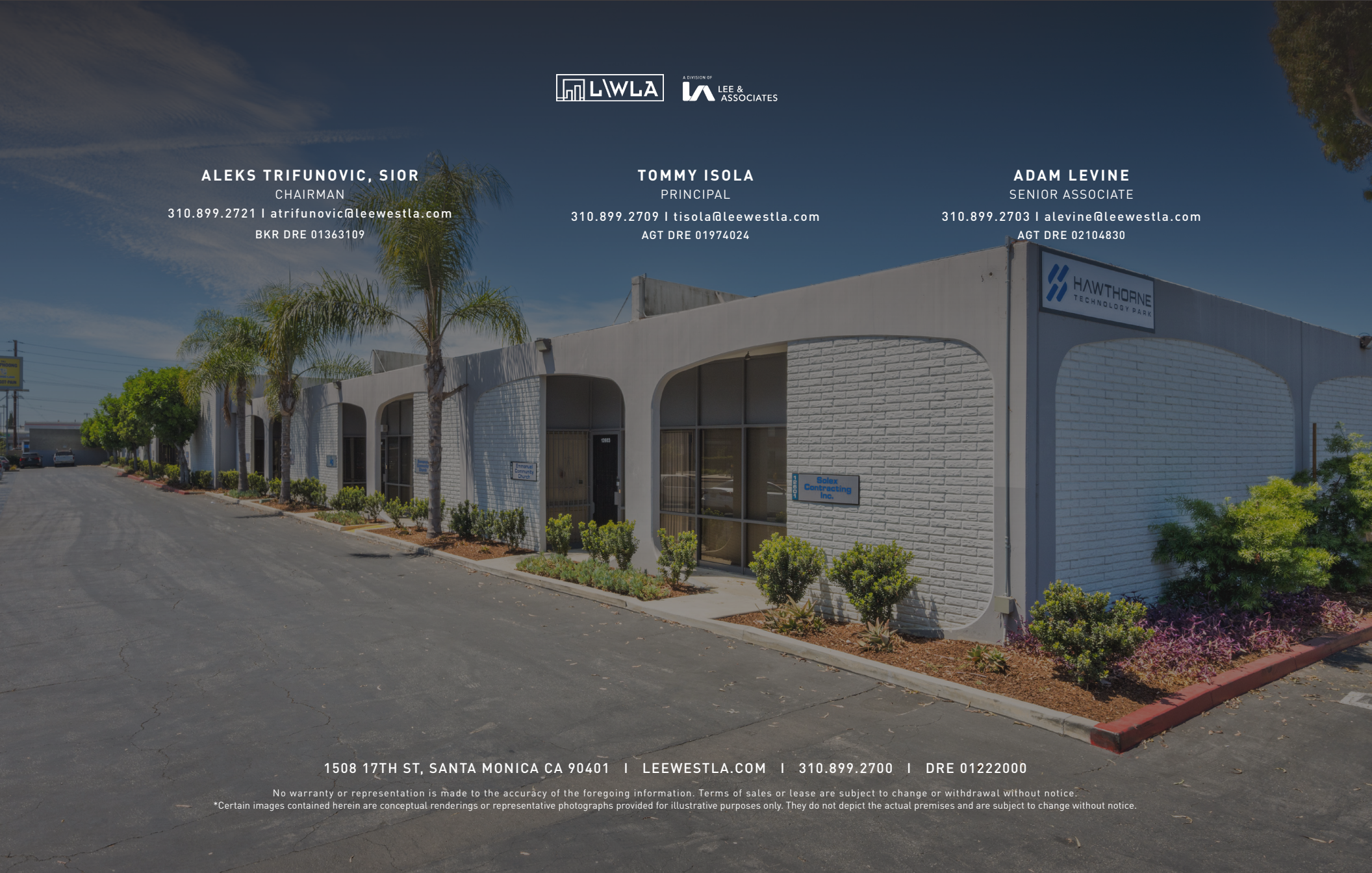
AGT DRE 01974024

ADAM LEVINE

SENIOR ASSOCIATE

310.899.2703 | alevine@leewestla.com

AGT DRE 02104830



1508 17TH ST, SANTA MONICA CA 90401 | LEEWESTLA.COM | 310.899.2700 | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information. Terms of sales or lease are subject to change or withdrawal without notice.

*Certain images contained herein are conceptual renderings or representative photographs provided for illustrative purposes only. They do not depict the actual premises and are subject to change without notice.