



ZACUTO GROUP
COMMERCIAL REAL ESTATE

SUBLEASE

12831 WEBER WAY

R+D / CREATIVE

100% HVAC

CLEAN FLEX WAREHOUSE

HAWTHORNE, CA

12381 WEBER WAY
+ 3330 EL SEGUNDO BLVD
HAWTHORNE, CA 90250

**IDEAL FOR R&D, TECHNOLOGY,
AEROSPACE AND MANUFACTURING
STAND ALONE PROPERTY**

3 DOCK-HIGH

2 GROUND LEVEL ROLLUP DOORS

HEAVY POWER = 3 PHASE/1200 AMPS

**IN PLACE CAMERA SECURITY SYSTEM
+ BADGE ACCESS CONTROL**

- Industrial exposed/high ceilings
- Private offices
- Glass conference rooms
- In-place tech infrastructure:
 - STARLINE ELECTRICAL SYSTEM
 - ANECHOIC CHAMBER

DETAILS

SIZE

14,000 - 30,000 SF

TERM

Through 3/31/2026

PARKING

55* spaces

**possible to significantly increase parking count by stacking spaces and providing valet*



LISTING TEAM



JAKE ZACUTO

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BRE #01377441

ANDREW SINASOHN

Executive Vice President

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GABE HISEM

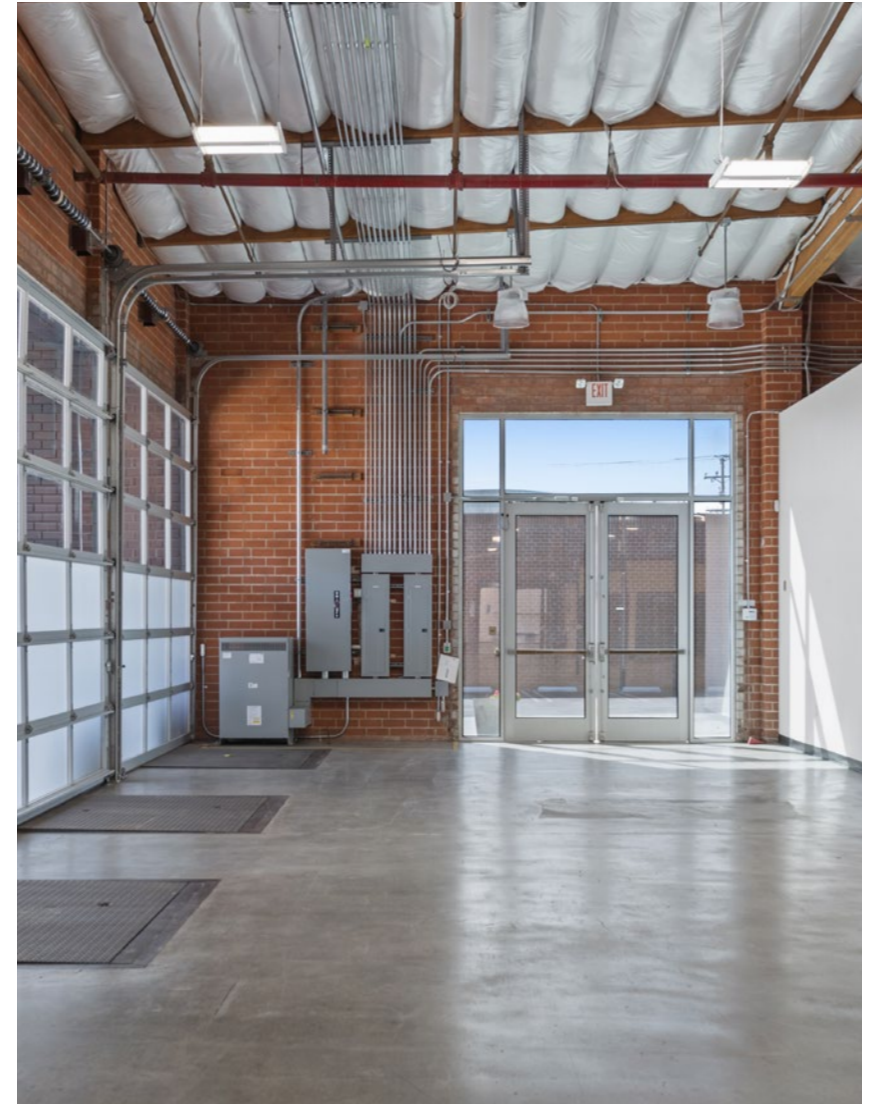
Senior Director

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LOADING DOCKS

Double wide loading door +
additional front facing single
roll up door



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STARLINE IN-PLACE FOR MANUFACTURING



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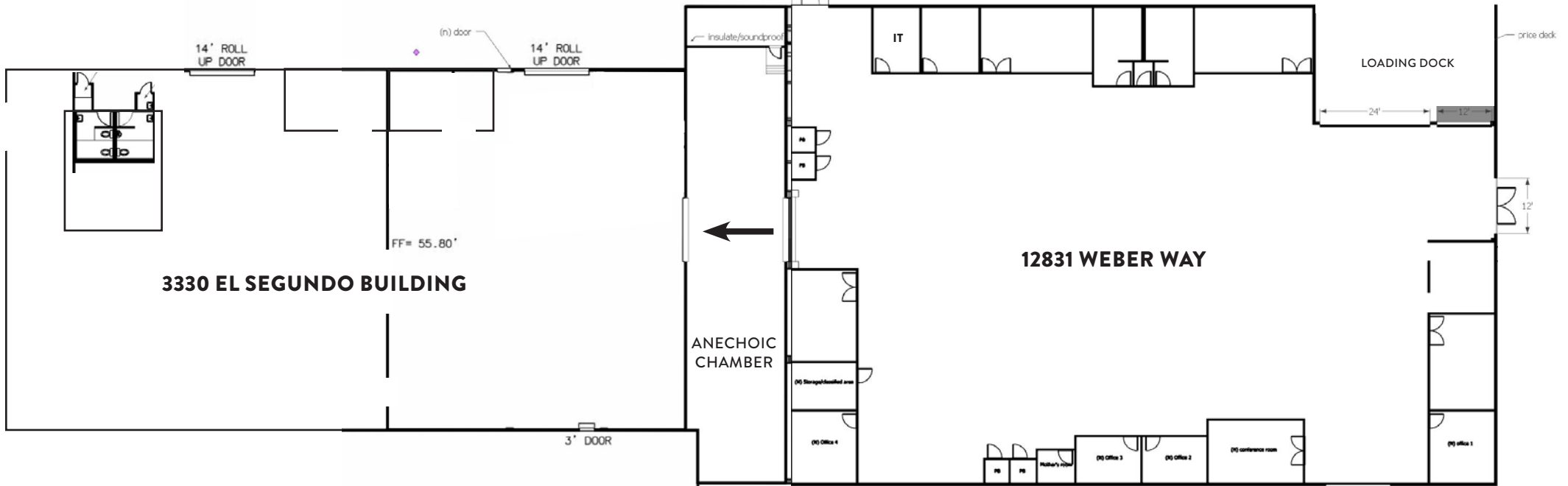
ANECHOIC CHAMBER

Dedicated state-of-the-art room designed to stop reflections/echo of sound / electromagnetic waves.



floor plan

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100% HVAC

Expansive open layout



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SECURE GATED PARKING AREA





**12831
WEBER WAY**



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H A W T H O R N E , C A



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