

FOR SALE OR LEASE

Newly Constructed ±71,930 SF Warehouse with 32' Clear & ESRF System

1801

EAST 41ST ST

LOS ANGELES, CA 90058



ALAMEDA ST

41ST ST



CUSHMAN &
WAKEFIELD

GILL | BURNS | YOO



CONNECTIVITY TO LOS ANGELES



LESS THAN
ONE MILE TO 10
FREEWAY ON-RAMP



16 MILES AWAY
FROM LAX



24 MILES AWAY FROM
PORTS OF LONG
BEACH & LA

PROPERTY HIGHLIGHTS



±71,930 SF Class A Industrial Facility: Rare infill industrial opportunity suitable for a wide range of industrial users.



±3.23-Acre Industrial Site: Low-coverage site with a large secured concrete yard for trailer storage and fleet parking.



Built in 2022: Modern facility featuring ±32' clear height, ESFR sprinklers, and high-image corporate office space.



Irreplaceable Heavy Power: 2,000 AMPs of power to support demanding advanced industrial operations.



Functional Loading: Six (6) Dock-high positions plus One (1) large grade-level door



Prime Los Angeles Location: Prominent Alameda Street frontage in one of the nation's premier industrial corridors.



Exceptional Regional Connectivity: Strategic location with direct access to major freeways, the Ports, and Southern California's dense consumer population.

PROPERTY SPECIFICATIONS

TOTAL BUILDING	±71,930 SF
LAND SIZE	±140,739 SF
OFFICE AREA	±8,750 SF (±4,250 SF 1st Floor) (±4,500 SF 2nd Floor)
MEZZANINE AREA	±17,900 SF

YEAR BUILT	2022
CLEAR HEIGHT	32'
LOADING	6 DH / 1 GL
SPRINKLERED	ESFR
YARD	Gated Concrete Area

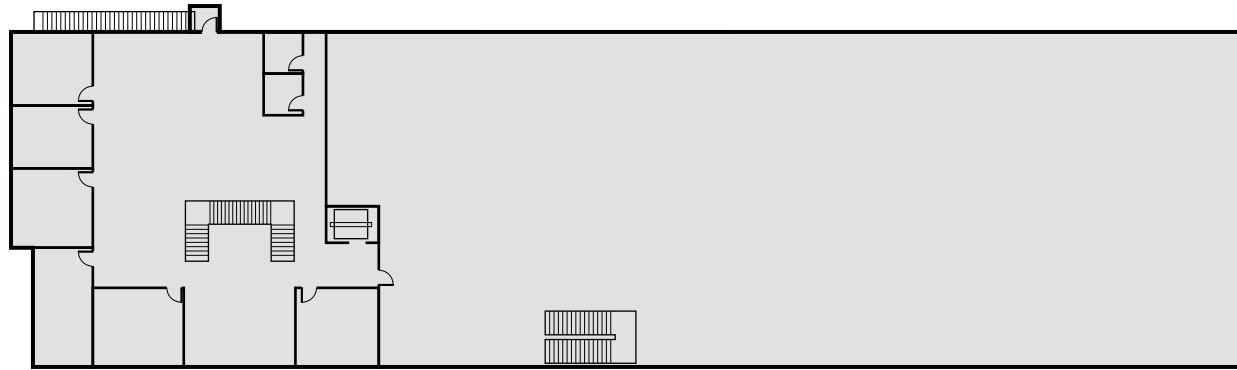
POWER	2000 AMPs
CONSTRUCTION TYPE	Concrete Tilt-Up
ZONING	M2-2-CPIO
PARKING	±86 Spaces ±34 Trailer Spaces
APN	5117-021-029





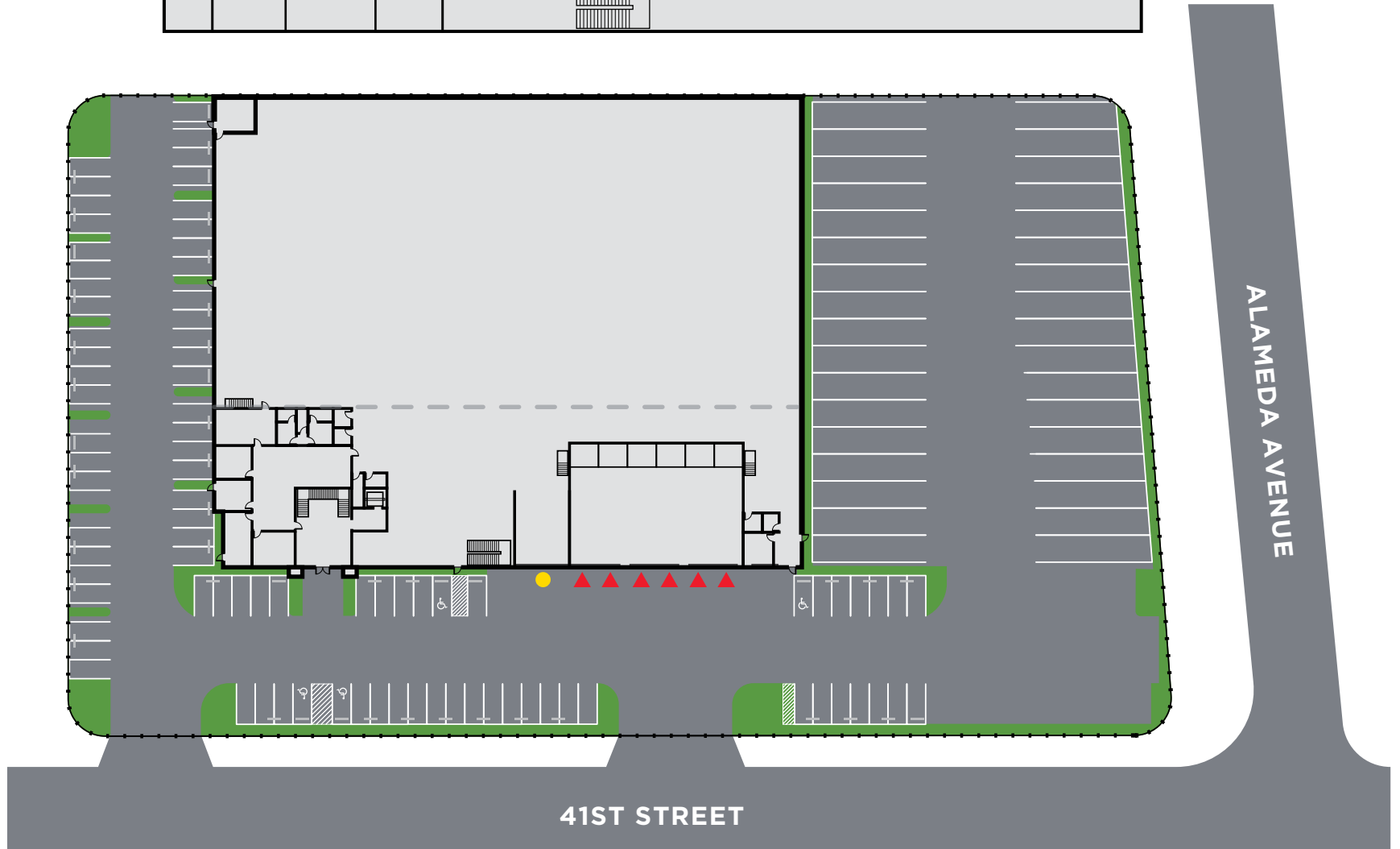
SITE PLAN

SECOND FLOOR / MEZZANINE



● GROUND LEVEL
LOADING

▲ DOCK HIGH
LOADING



* NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY. BUYER TO INDEPENDENTLY VERIFY ALL INFO.

LOCATION ADVANTAGES

1801 E 41st Street is centrally located, offering immediate access to the region's most critical population centers, transportation corridors and logistics hubs



1.2 MILLION+

Within a 10 mile radius, high population density supports a streamlined last-mile delivery and distribution.



CENTRAL INFILL LOCATION

Positioned in the heart of Los Angeles for efficient distribution and access to a dense consumer base.

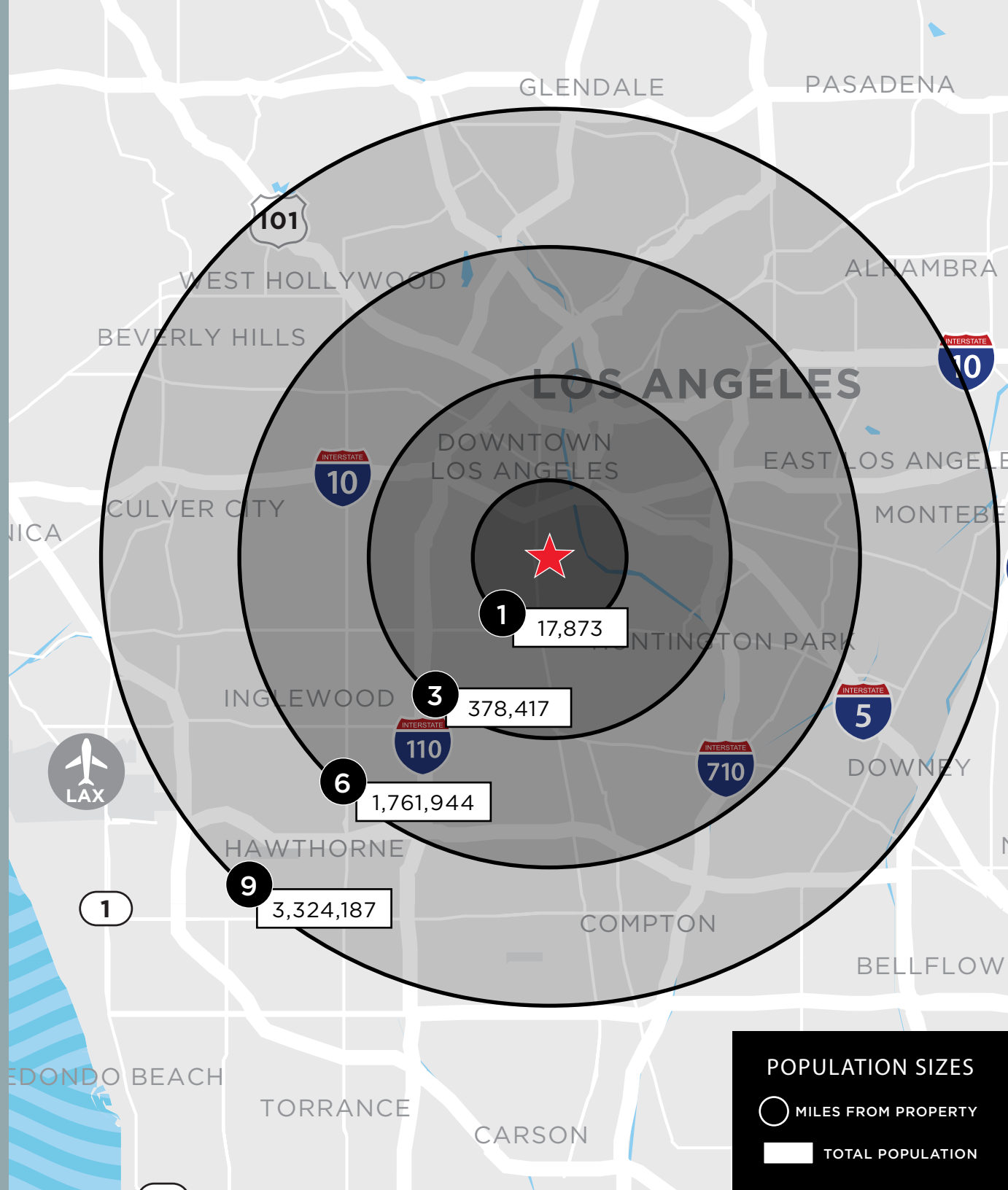


MAJOR HIGHWAY ACCESS

Immediate connectivity to 5 major freeways and key transportation corridors.

DRIVING DISTANCES (FROM PROPERTY)

DOWNTOWN	2 MILES
KOREATOWN	6.5 MILES
WEST HOLLYWOOD	12 MILES
BEVERLY HILLS	13.5 MILES
CULVER CITY	12 MILES
SANTA MONICA	16.5 MILES
PASADENA	13.5 MILES
GLENDALE	12.5 MILES
ALHAMBRA	11.2 MILES
LAX AIRPORT	13.8 MILES
THE PORTS	16.6 MILES
	24 MILES





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