

Available SF 11,030 SF

Industrial For Lease

Building Size 124,509 SF



Property Name: Knowles Avenue Industrial Complex
Address: 1546 Knowles Ave, Los Angeles, CA 90063
Cross Streets: Knowles Ave/Whiteside St

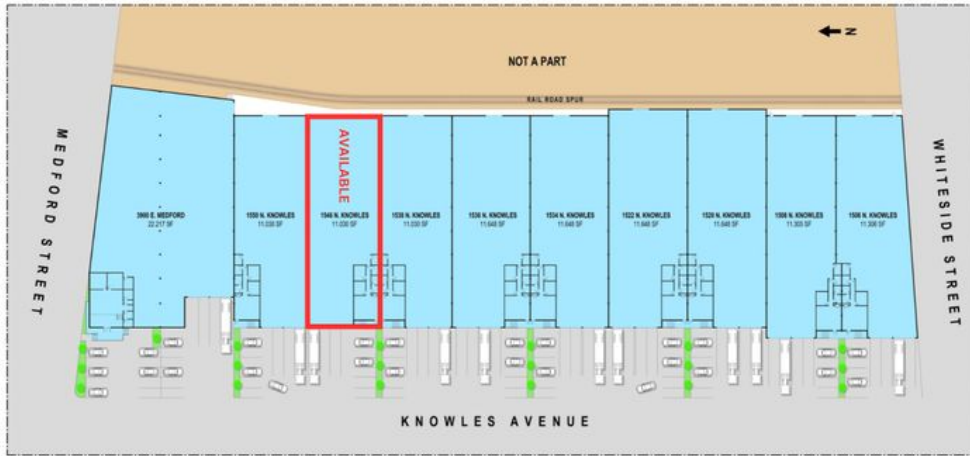
Knowles Avenue Industrial Complex
 Four Dock High Spots - Easy Loading For Large Trucks
 18' Clearance, Private Gated Yard, Fire Sprinklers, Clear Span
 Immediate Access to (10), (5), (710) & (101) Fwys
 Minutes to DTLA & San Gabriel Valley

Lease Rate/Mo:	\$14,229	Sprinklered:	Yes	Office SF / #:	1,150 SF
Lease Rate/SF:	\$1.29	Clear Height:	18'	Restrooms:	3
Lease Type:	Industrial Gross / Op. Ex: \$0.02	GL Doors/Dim:	0	Office HVAC:	Heat & AC
Available SF:	11,030 SF	DH Doors/Dim:	4	Finished Ofc Mezz:	0 SF
Minimum SF:	11,030 SF	A: 200 V: 1208/208 O: 3 W: 3		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 yrs w/ annual adjustment	Const Status/Year Bilt:	Existing / 1973	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 7 / Ratio: 0.6:1		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Outlying Los Angeles
Zoning:	M-2			APN#:	5224027009
Listing Company:	Reavis Realty				
Agents:	Eric Reavis 213-709-6760				
Listing #:	41640014	Listing Date:	12/19/2024	FTCF:	CB250N000S000/OAA
Notes:	Unincorporated LA County - no municipal business tax. Additional Electrical Panel: 100A, 120/240V, 1Ph, 3W. For quickest response, call or text (213) 709-6760. Email eric@reavisrealty.com				



REAVIS REALTY INDUSTRIAL REAL ESTATE | **11,030 SF | 1546 KNOWLES AVE., LOS ANGELES 90063**

SITE PLAN



Not to scale. All measurements are approximate. Site plan may not reflect current office layout, parking layout and/or truck loading positions.

1546 KNOWLES AVE. | **ERIC REAVIS** | LIC #01216423 | 213.709.6760 | eric@reavisrealty.com

