

4605 **S ALAMEDA ST.**
LOS ANGELES 90058



DOWNTOWN ALAMEDA

INDUSTRIAL CENTER
LOS ANGELES 90058



FOR LEASE

11,738 SF

THREE DOCK HIGH SPOTS

19-CAR PARKING

FRONT UNIT W/ OUTSTANDING EXPOSURE

Click for Video Tour



ERIC REAVIS, SIOR

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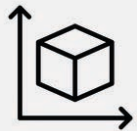
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REAVIS REALTY
INDUSTRIAL REAL ESTATE

01

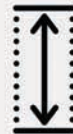
Property Highlights



11,738 SF
AVAILABLE SF



3 DOCK HIGH SPOTS
EASY CONTAINER & 53'
TRAILER ACCESS



20' CLEARANCE



19-CAR PARKING
GATED YARD



1,300 SF
WELL APPOINTED OFFICES



**CALCULATED FIRE
SPRINKLERS**



400 AMPS, 3-PH
ELECTRICAL SERVICE



ON-SITE SECURITY
ON NIGHTS & WEEKENDS



CLOSE-IN LOCATION
MINUTES TO DTLA, ARTS &
FASHION DISTRICT



LED LIGHTING
IN WAREHOUSE & OFFICES

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02

Specs

BUILDING SIZE	11,738 SF
LAND SIZE	POL
OFFICE SIZE	1,300 SF
DOCK HIGH POSITIONS	3
FENCED PARKING	10
FIRE SPRINKLERS	YES, CALCULATED
LIGHTING	LED
SKYLIGHTS	YES
ELECTRICAL SERVICE	400A, 120/240V, 3-Ph
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2
OCCUPANCY	NOW
LEASE RATE	\$1.25 PSF, IG
CURRENT CAM	\$0.07 PSF



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03

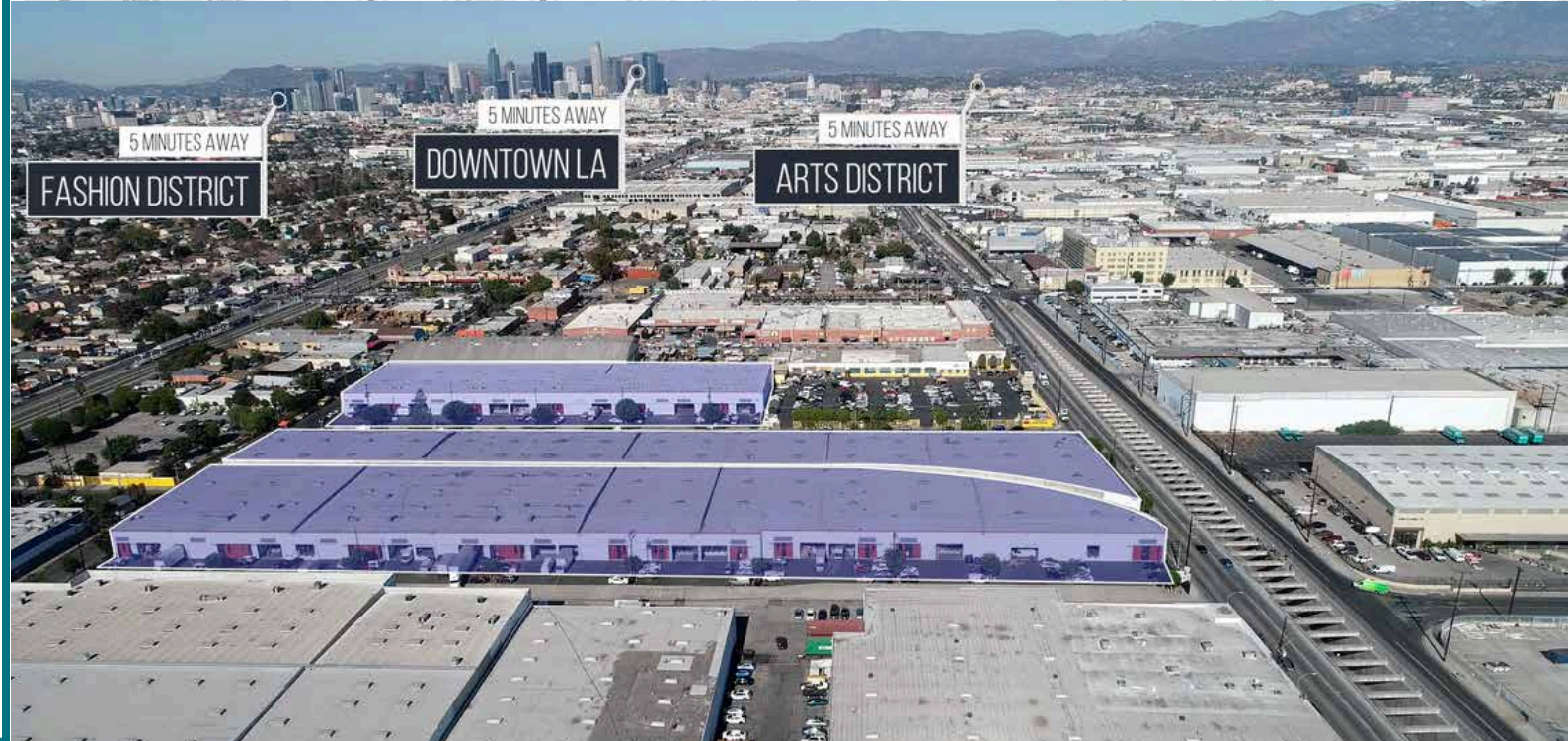
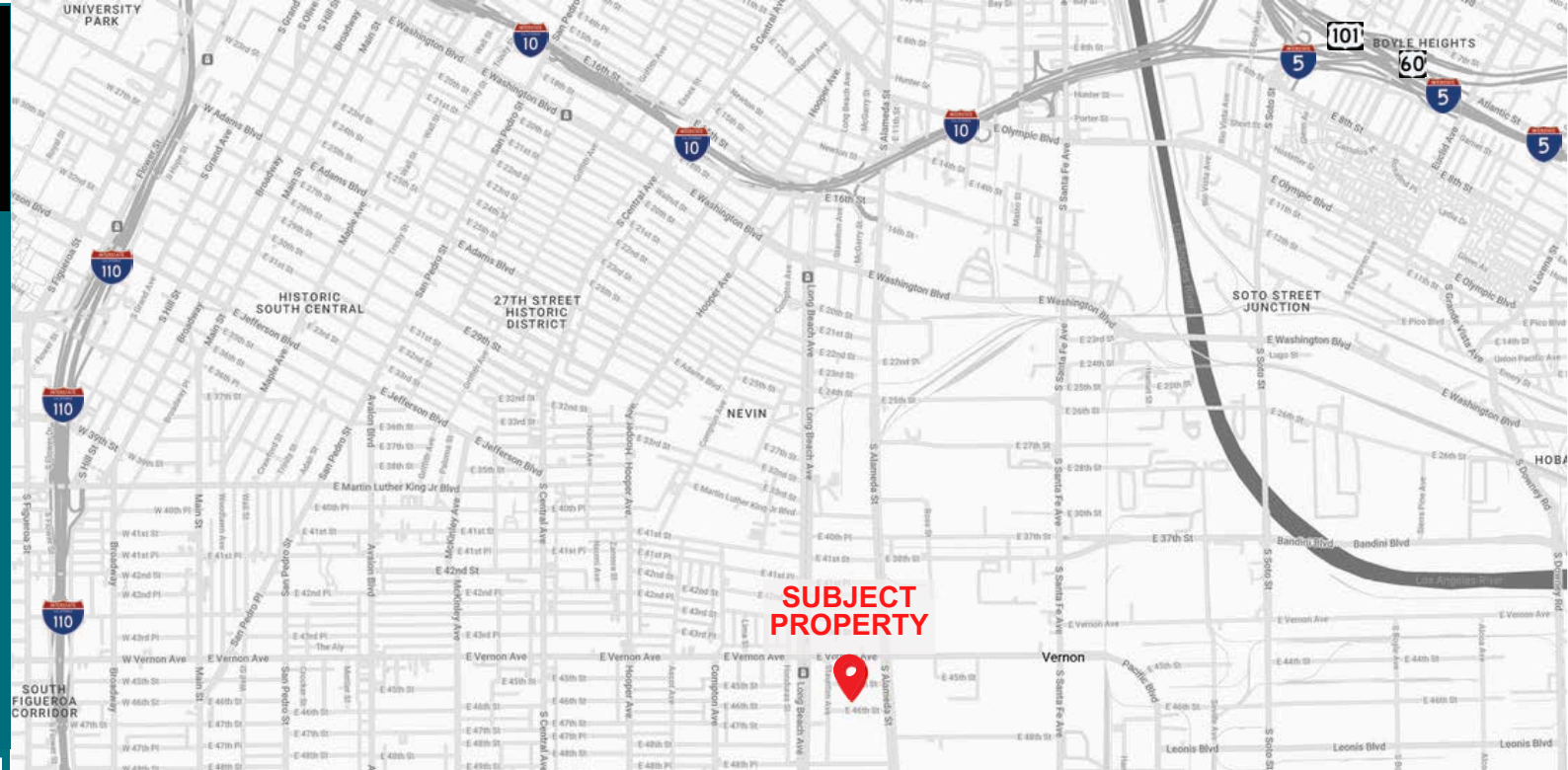
Location Highlights

5 MINUTES TO **DTLA, ARTS DISTRICT & FASHION DISTRICT**

APPROXIMATELY 1 MILE SOUTH OF **SANTA MONICA (10) FWY**

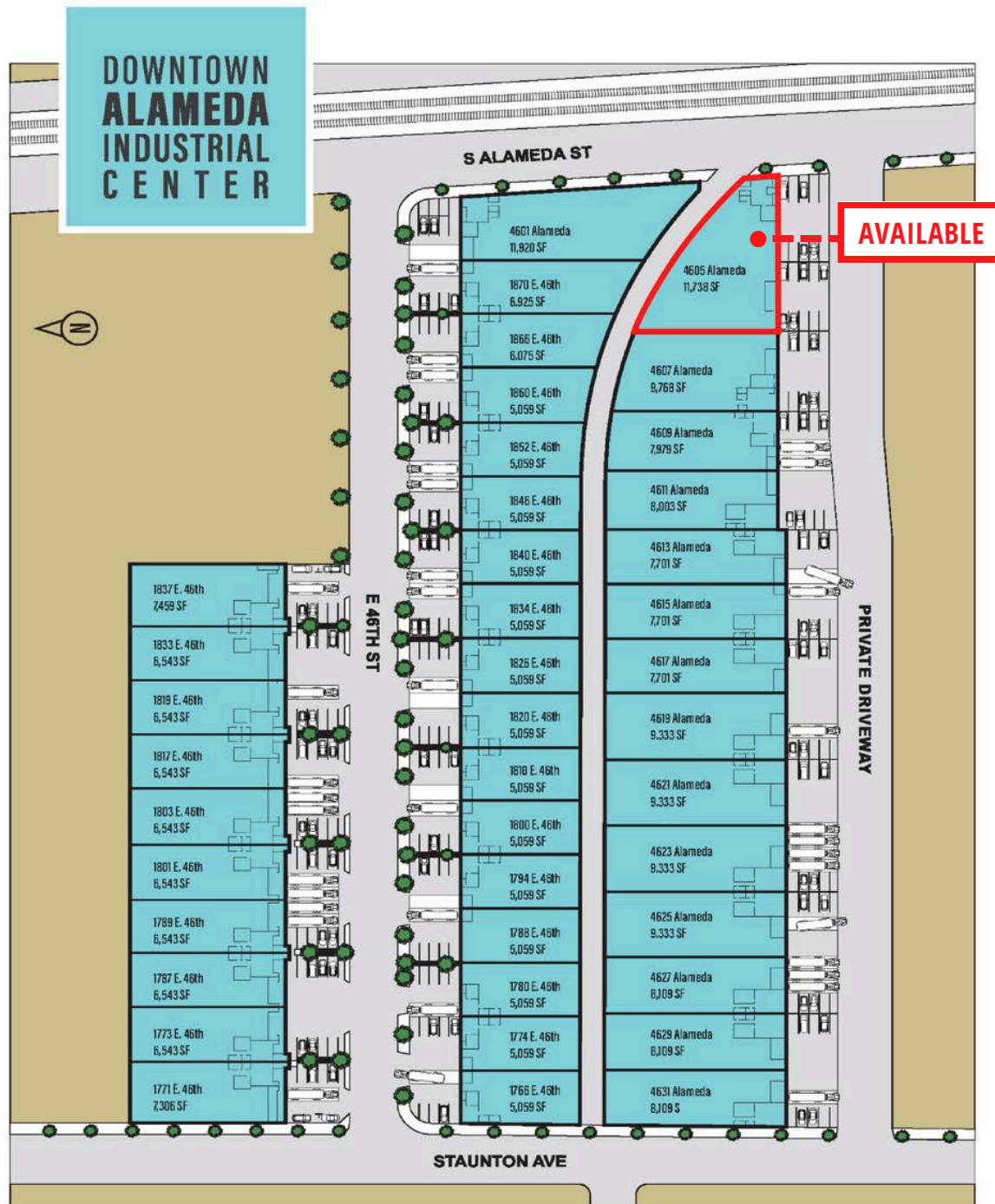
BEST SMALL, DOCK-HIGH SPACE
CLOSE TO DTLA

LOS ANGELES LOCATION, **NO VERNON WAREHOUSE/PARCEL TAX**



04

Property Site Plan



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05

Photos



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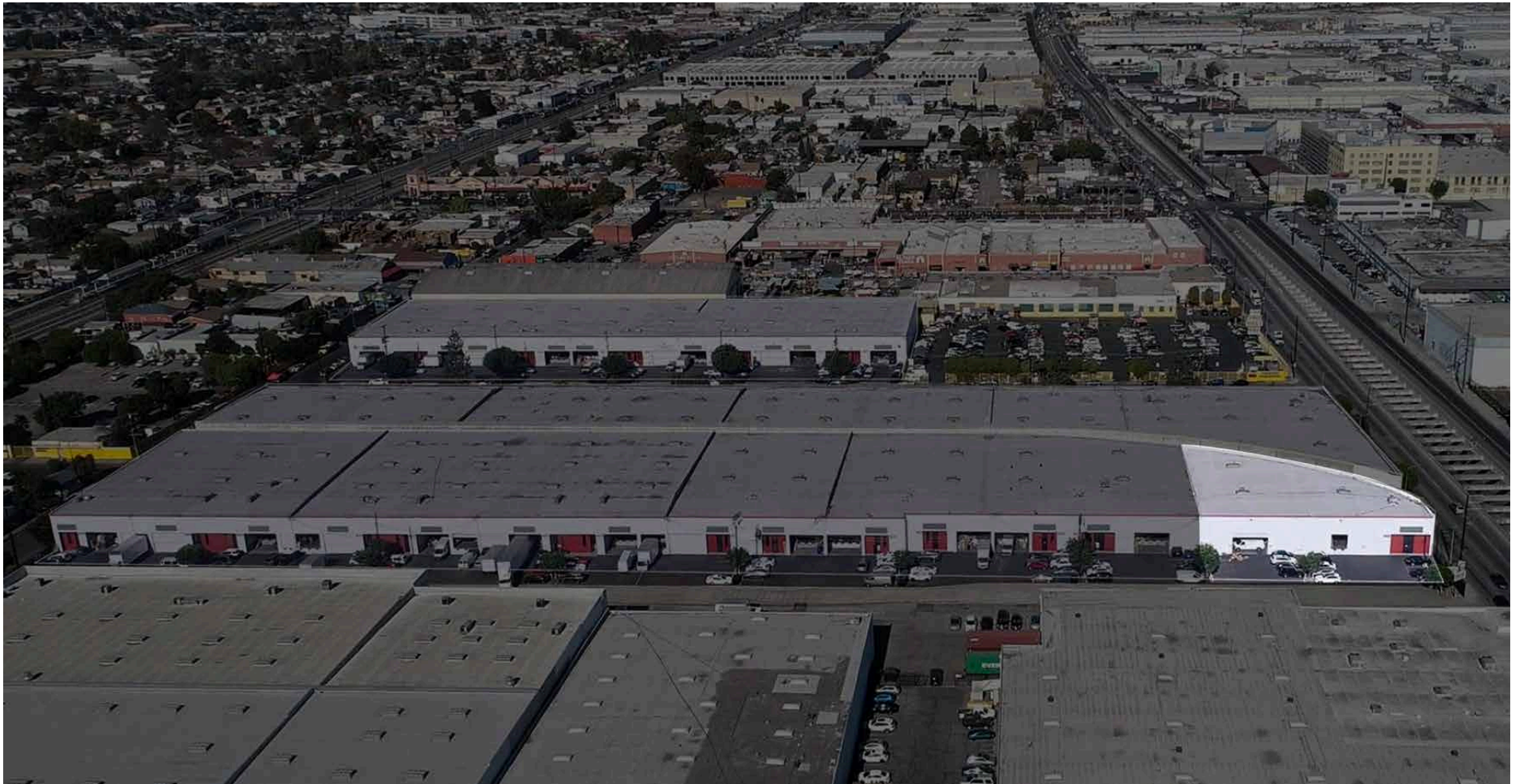


05

Photos




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