

1852 E 46TH ST.
LOS ANGELES 90058



DOWNTOWN ALAMEDA

INDUSTRIAL CENTER
LOS ANGELES 90058



FOR LEASE

5,088 SF

DOCK HIGH LOADING

22' CLEAR W/ CALCULATED FIRE SPRINKLERS

Click for Video Tour



ERIC REAVIS, SIOR

01216423

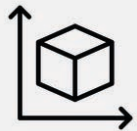
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01

Property Highlights



5,088 SF
AVAILABLE SF



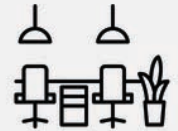
ONE DOCK HIGH SPOT
EASY CONTAINER & 53'
TRAILER ACCESS



22' CLEARANCE



5-CAR PARKING
GATED YARD



800 SF
WELL APPOINTED OFFICES



**CALCULATED FIRE
SPRINKLERS**



SKYLIGHTS
& FOIL INSULATION



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

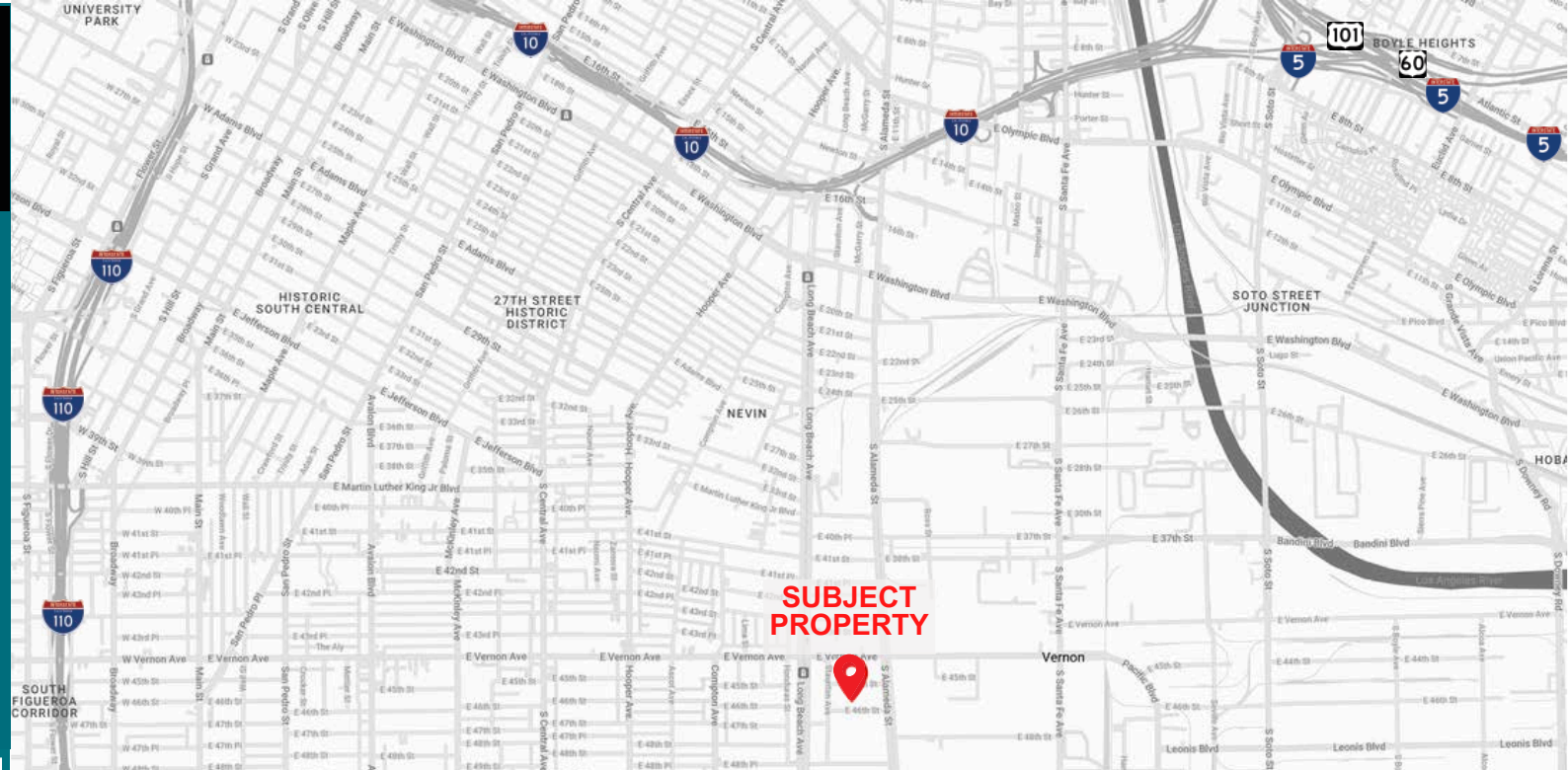
BUILDING SIZE	5,088 SF
LAND SIZE	POL
OFFICE SIZE	800 SF
DOCK HIGH POSITIONS	1
FENCED PARKING	5
FIRE SPRINKLERS	YES, CALCULATED
LIGHTING	LED
SKYLIGHTS	YES
ELECTRICAL SERVICE	100A, 120/240V, 1-Ph, 3W
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2
OCCUPANCY	05/01/26
LEASE RATE	\$1.29 PSF, 1G
CURRENT CAM	\$0.07 PSF



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03

Location Highlights



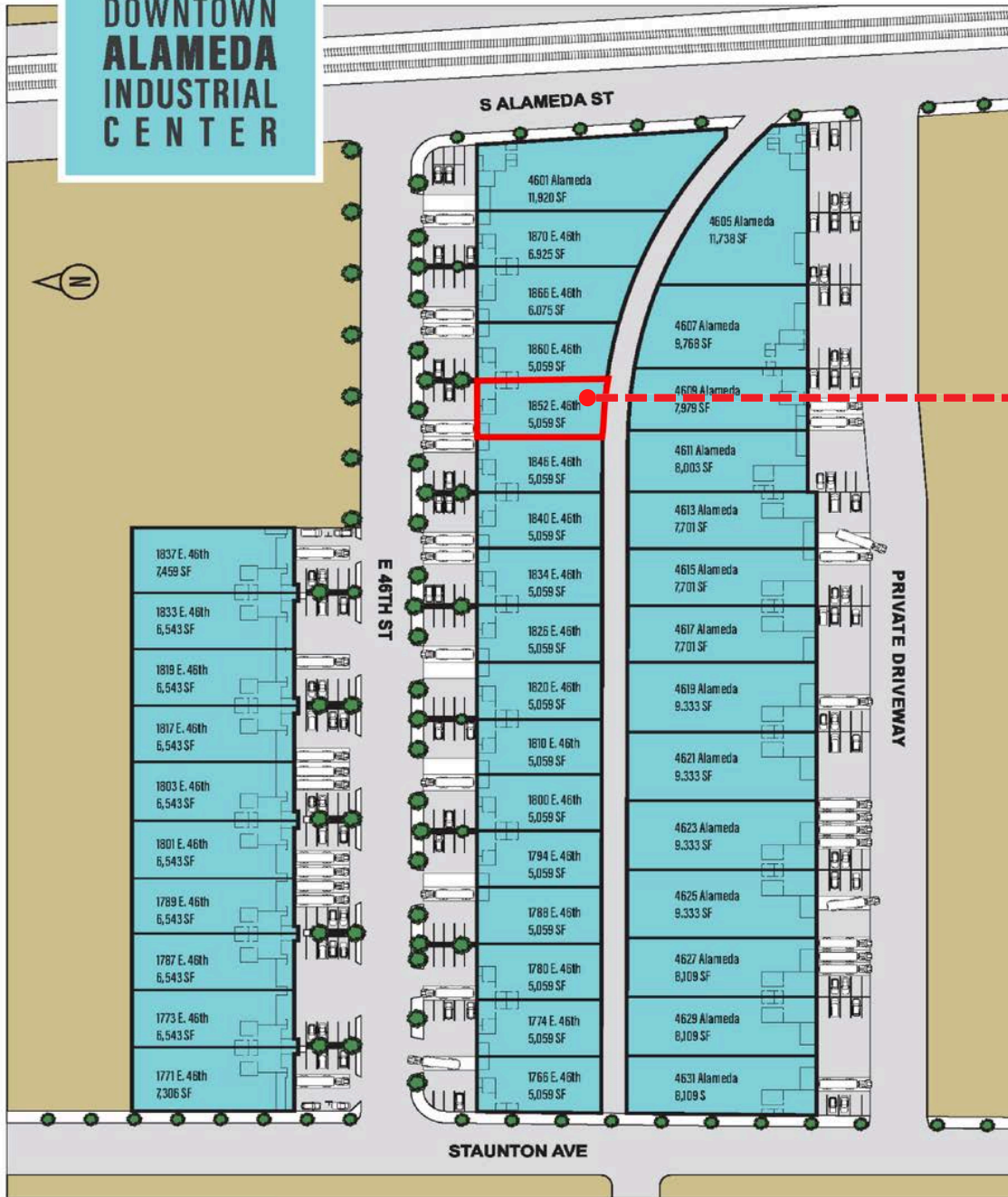
5 MINUTES TO DTLA, ARTS DISTRICT & FASHION DISTRICT

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

**DOWNTOWN
ALAMEDA
INDUSTRIAL
CENTER**



AVAILABLE

04
**Property
Site Plan**



NOT TO SCALE. SITE PLAN MAY NOT REFLECT CURRENT OFFICE LAYOUT.

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REAVIS REALTY
INDUSTRIAL REAL ESTATE

05

Photos

Typical Post-Refurbishment
Condition



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