

**1837** E. MARTIN LUTHER KING JR. BLVD  
LOS ANGELES, CA 90058



**27,700 SF FOR LEASE**

DTLA ADJACENT  
4 DOCK HIGH SPOTS  
22' CLEAR



**ALAMEDA BUSINESS CENTRE**

ARNIE BLUMBERG  
BRAD HARRIS

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# ALAMEDA BUSINESS CENTRE



## 510,109 SF FOR LEASE

UNITS FROM 9,860-29,800 SF (EXPANDABLE)

DTLA/ART'S DISTRICT ADJACENT

TRUCK HIGH LOADING

HIGH TRUSS/FOIL INSOLATED CEILINGS



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# I

## Building Highlights



- ◆ 4 dock high loading positions
- ◆ 22' clearance
- ◆ Calculated fire sprinklers
- ◆ Excellent truck access
- ◆ 2,400 SF deluxe offices
- ◆ 1,200 AMPS, 277/480V, 3 PH POWER
- ◆ 22-car gated parking
- ◆ Skylights & foil insulated ceiling
- ◆ Business park environment
- ◆ Outstanding, centrally located distribution facility

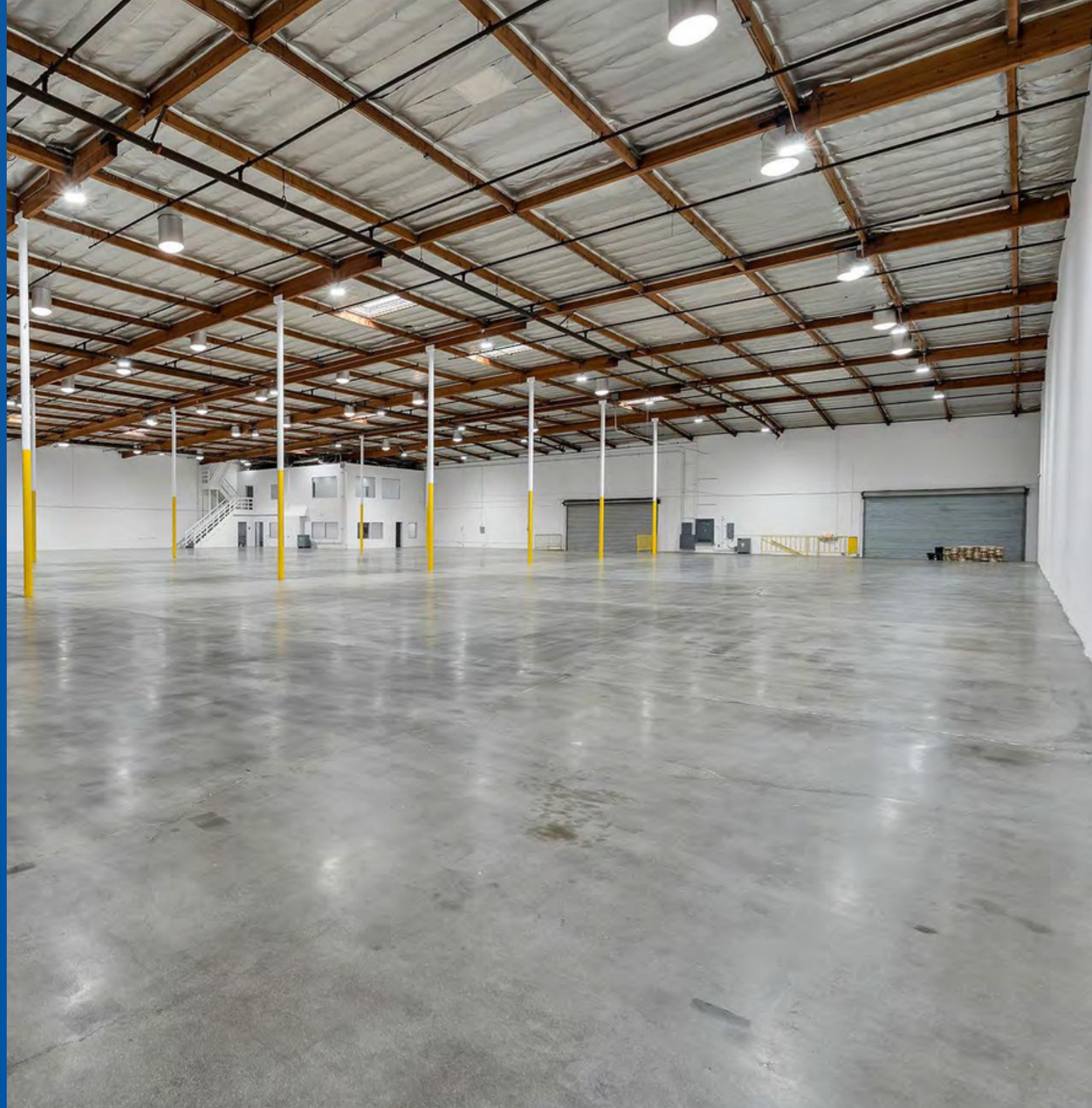
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# Specs

UNIT SIZE	27,700 SF
LAND SIZE	POL
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2
OFFICE SIZE	2,400 SF
DOCK HIGH POSITIONS	4
CLEAR HEIGHT	22'
FIRE SPRINKLERS	YES - CALCULATED
LIGHTING	LED
POWER	1,200A, 277/480V, 3PH
SKYLIGHTS	YES
FOIL INSULATION	YES
PARKING	22
LEASE RATE	\$1.50 GROSS
OCCUPANCY	NOW

Typical warehouse layout at Alameda Business Centre and intended for illustrative purposes only.



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**STERLING**  
INDUSTRIAL PROPERTIES



# Location Highlights

1/2 MILE SOUTH OF I-10  
FREEWAY

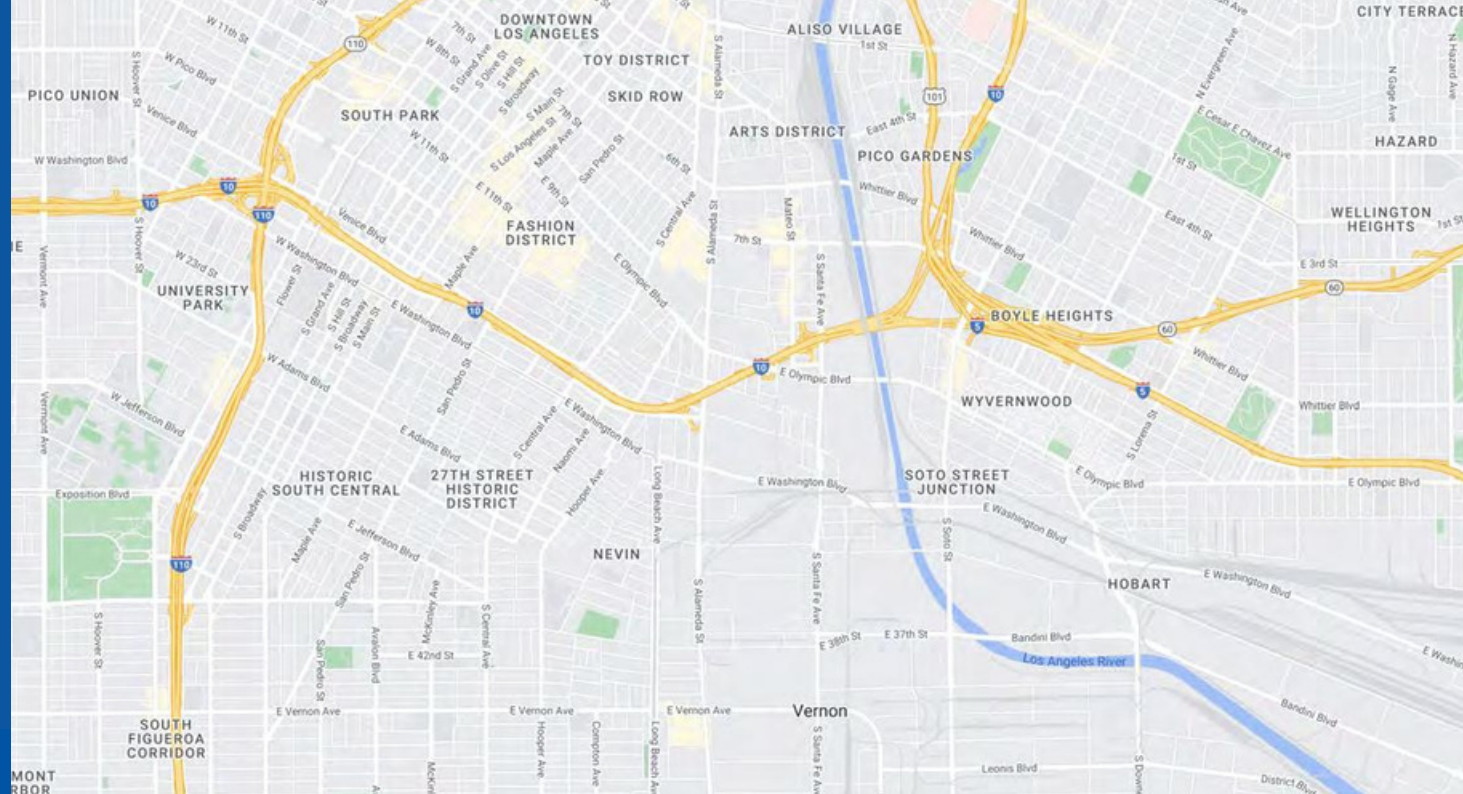
1 1/2 MILES TO EAST LA  
FREEWAY INTERCHANGE

QUICK AND EASY ACCESS TO  
DTLA & FASHION DISTRICT

5 MINUTES TO ARTS DISTRICT  
RESTAURANTS & AMENITIES

WALKING DISTANCE TO METRO  
BLUE (A) LINE STATION

IDEAL LAST MILE LOCATION  
WITH POPULATION OF 1  
MILLION WITHIN 5 MILES



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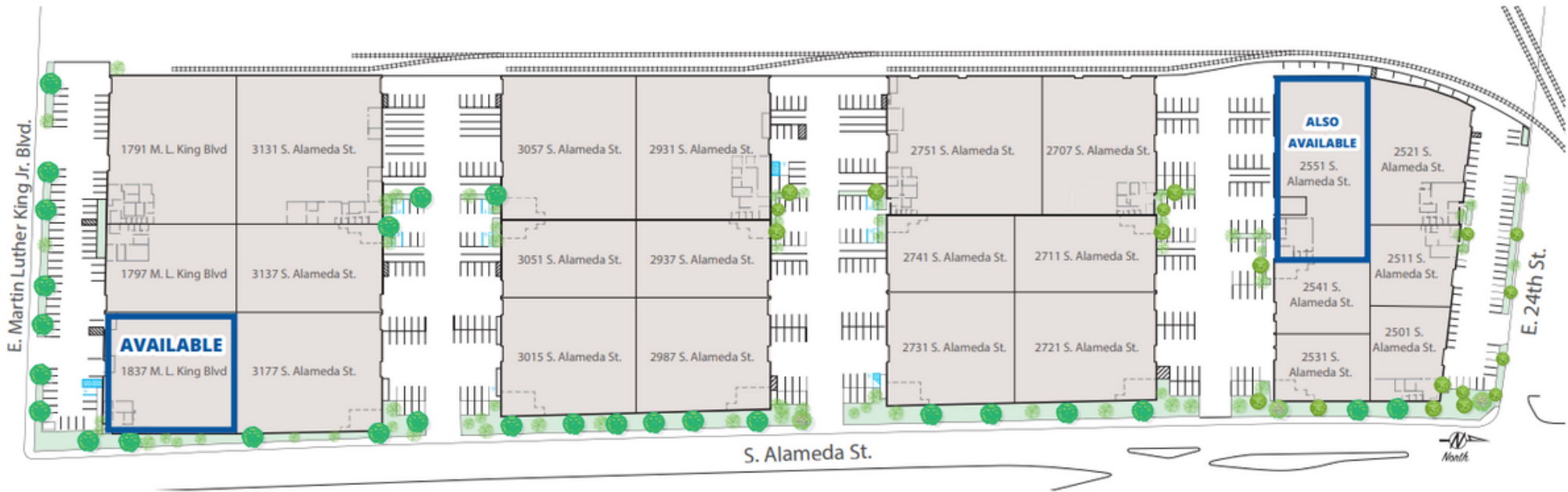
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# IV

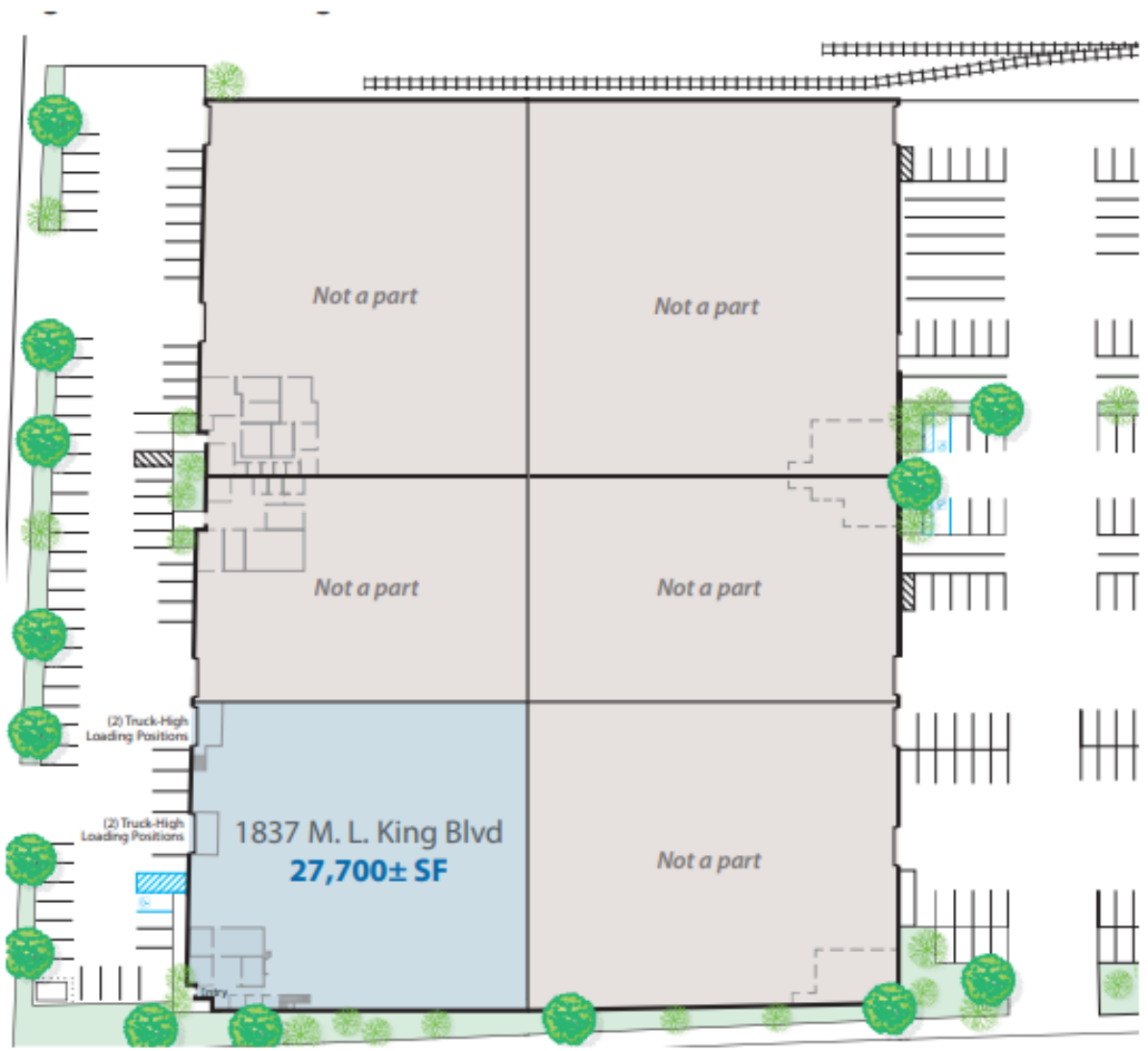
## Property Site Plan



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**V**

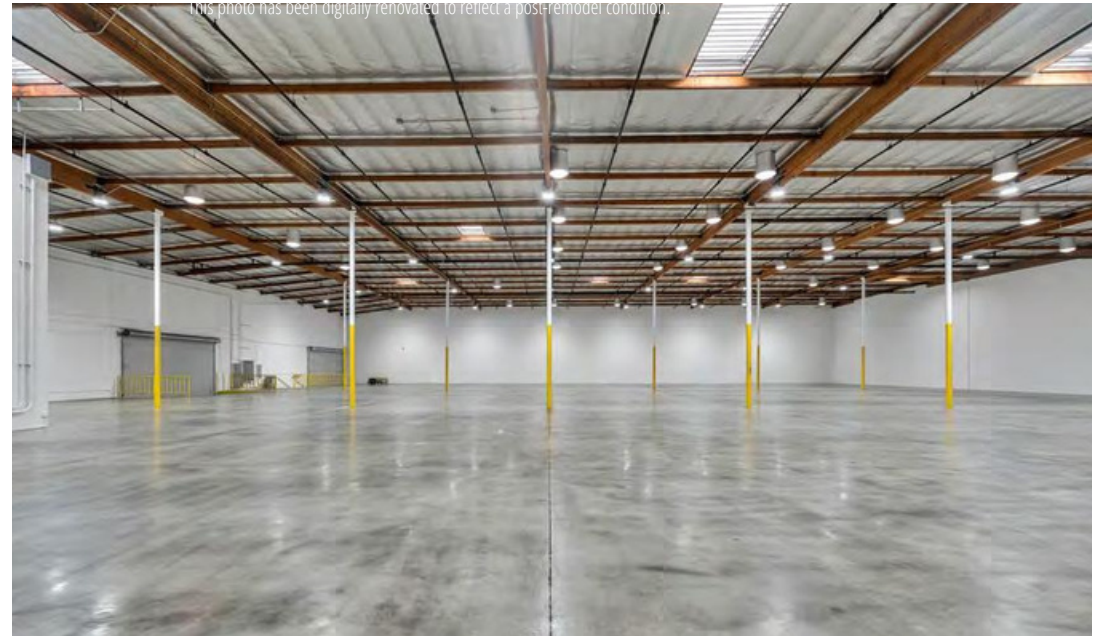
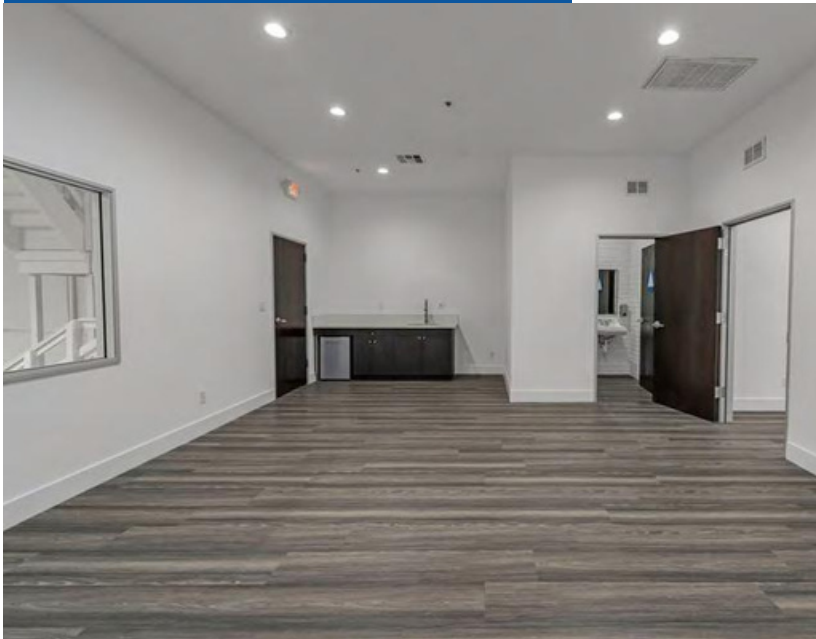
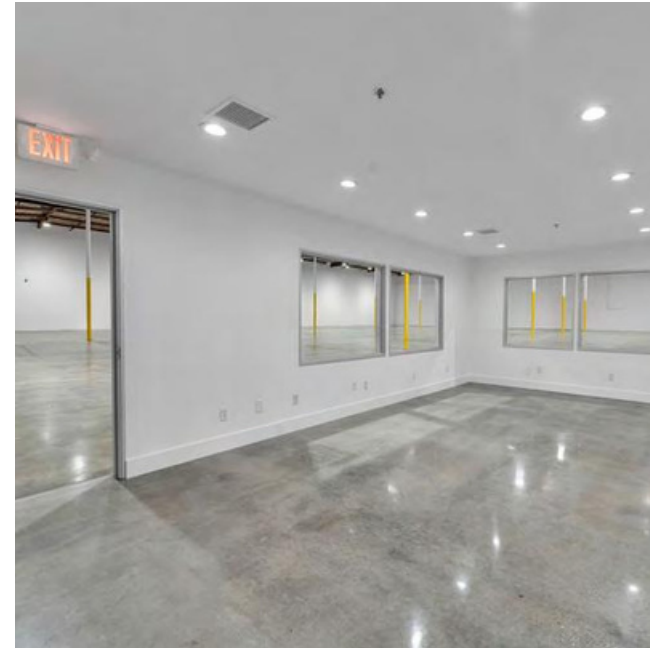
**Unit Floor  
Plan**



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# VI

## Unit & Project Photos



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