

Available SF 4,600 SF

Industrial For Lease

Building Size 4,600 SF



Address: 4831 W Jefferson Blvd, Los Angeles, CA 90016

Cross Streets: S Palm Grove Ave/W Jefferson Blvd

Corner Visibility Freestanding Building
 Close Proximity to E Line Light Rail & 10 Freeway
 Fully Air Conditioned Warehouse & Office
 14' Hi Bow Truss with Great Natural Light
 Great West Jefferson Location

Lease Rate/Mo:	\$10,350	Sprinklered:	No	Office SF / #:	600 SF / 1
Lease Rate/SF:	\$2.25	Clear Height:	14'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 12'x11'10"	Office HVAC:	Heat & AC
Available SF:	4,600 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,600 SF	A: 100 V: 110/220 O: 3 W: 3		Include In Available:	No
Prop Lot Size:	0.12 Ac / 5,085 SF	Construction Type:	Masonry	Unfinished Mezz:	600 SF
Term:	3-5 Years with Annual COLA	Const Status/Year Blt:	Existing / 1947	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 2 / Ratio: 0.4:1		Vacant:	Yes
Taxes:	\$16,487 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Light Industrial	Market/Submarket:	LA West
Zoning:	CM-2D-CPIO			APN#:	5057-029-031,5057-029-032

Listing Company: Midland Business Properties
Agents: [Andrew Boyle 818-399-6260](mailto:aboyle3100@gmail.com), [John Boyle 310-828-6300](mailto:jboyle3100@gmail.com)
Listing #: 44391150 **Listing Date:** 02/23/2026 **FTCF:** CB250N150S250/A0AA
Notes: Parking is in rear loading zone. Lessee to verify all information including measurements, electrical capacities & allowed uses of property. Lessee pays all utilities and gardener. A. Boyle DRE#02399368, J. Boyle DRE#00542089.

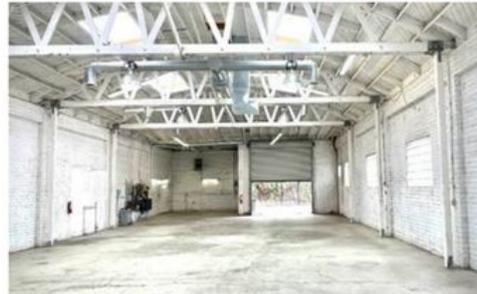
Andrew Boyle
 aboyle3100@gmail.com
 818-399-6260

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WEST ADAMS LIGHT INDUSTRIAL PROPERTY

4831 W Jefferson Blvd, Los Angeles, CA 90016

Full HVAC, former gallery storage, bow truss ceilings, close proximity to E line stations



For Additional Information:

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Midland Business Properties

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