

FOR LEASE

High Quality Downtown LA Warehouse

907

S Alameda St

Los Angeles, CA



±15,000 SF Building • ±18,295 SF Land



PRICING SUMMARY

FOR LEASE PRICE

\$1.25 PSF GROSS

907

S Alameda St

Los Angeles, CA

- Excellent Location at the Olympic Blvd and Alameda Street Intersection
- 24' Clearance
- 2 Dock High Positions and 1 Ground Level Loading
- Gated Fenced and Secure Parking for 15 Cars
- Skylights, Foil, Calculated Sprinkler System

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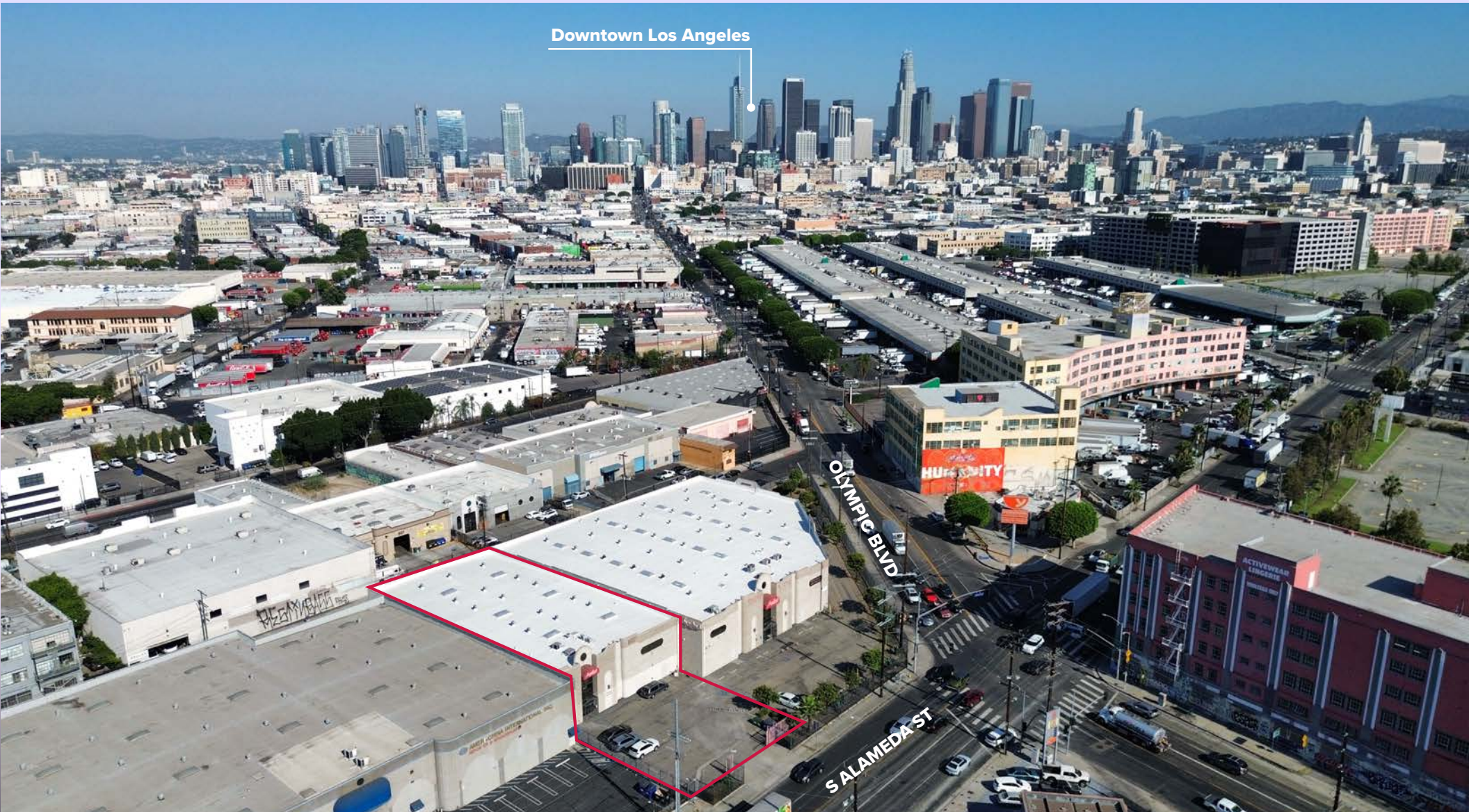
Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE | High Quality Downtown LA Warehouse

Photo

907
S Alameda St
Los Angeles, CA



5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040

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Photo

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S ALAMEDA ST

OLYMPIC BLVD



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Interior Photos

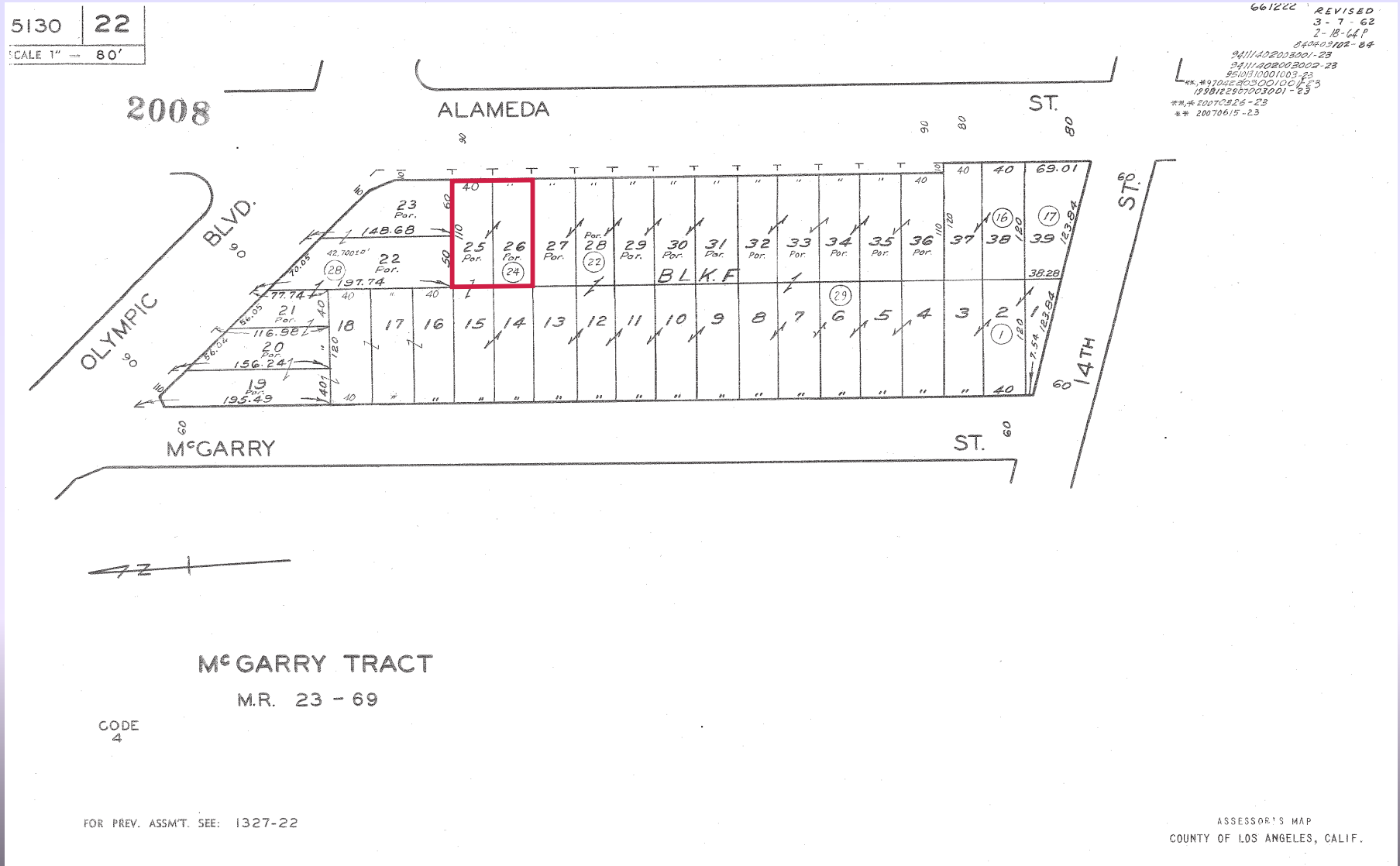
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Parcel Map

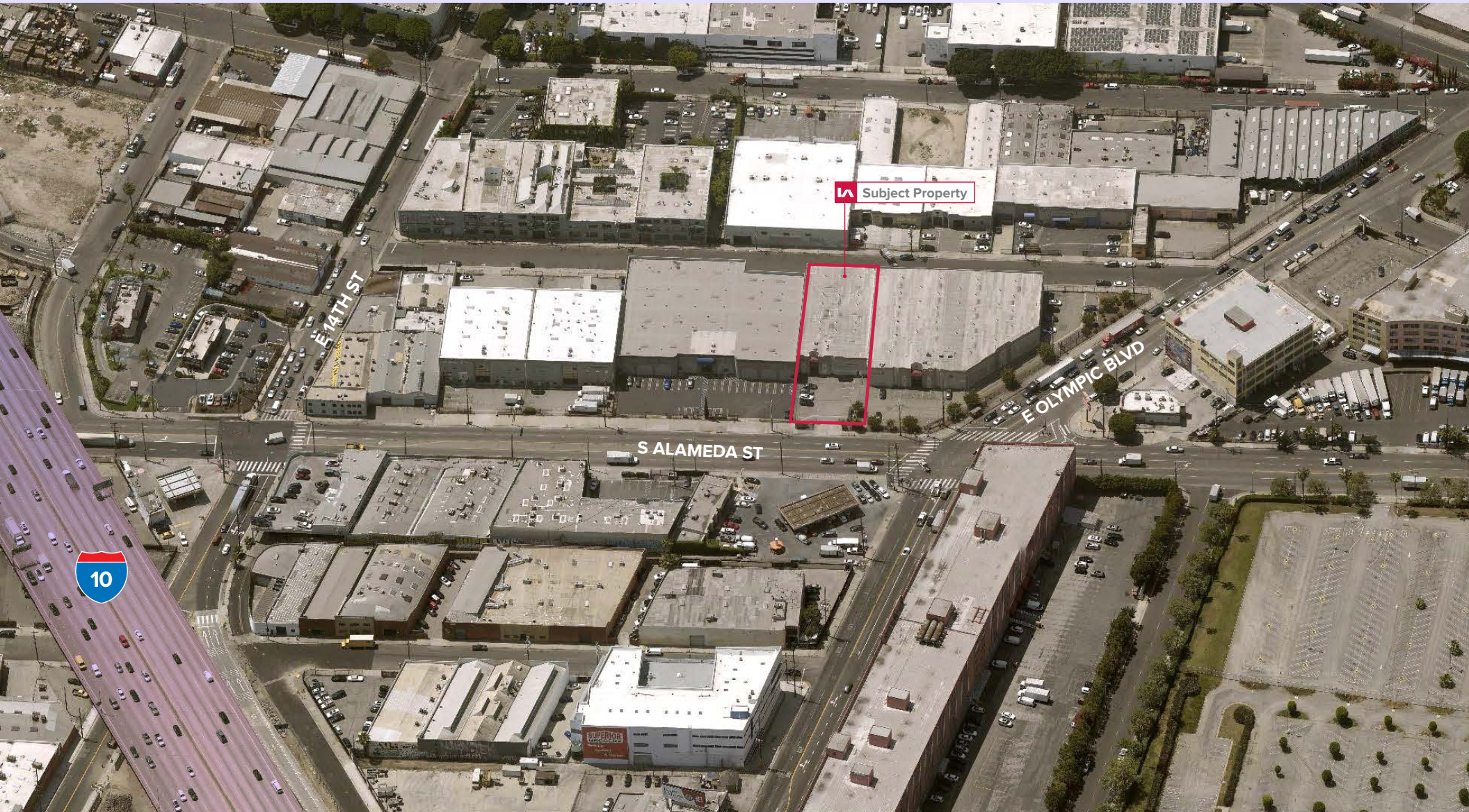
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Aerial

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Location Map

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