

Available SF 7,701 SF

Industrial For Lease

Building Size 122,250 SF



Property Name: Downtown Alameda Industrial Center
Address: 4615 S Alameda St, Los Angeles, CA 90058
Cross Streets: Alameda St/46th St

Downtown Alameda Industrial Center
 Best Small, Dock High Space Close to DTLA
 2 Dock High Spots - Easy Container & 53' Trailer Access
 20' Clearance, Calculated Fire Sprinklers, Clear Span
 Just Minutes to DTLA & the Fashion District

Lease Rate/Mo: \$11,397
Lease Rate/SF: \$1.48
Lease Type: Industrial Gross / Op. Ex: \$0.07
Available SF: 7,701 SF
Minimum SF: 7,701 SF
Prop Lot Size: POL
Term: 3-5 Years w/ Annual Adjustme
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: M2-2-CPIO

Sprinklered: Yes
Clear Height: 20'
GL Doors/Dim: 0
DH Doors/Dim: 2 / 22'x14'
A: 200 V: 120/240 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978
Whse HVAC: No
Parking Spaces: 5 / Ratio: 0.6:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,375 SF / 3
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 5106-008-014

Listing Company: Reavis Realty
Agents: [Eric Reavis 213-709-6760](mailto:eric@reavisrealty.com)

Listing #: 41032471

Listing Date: 09/06/2024

FTCF: CB250N000S000/OAA

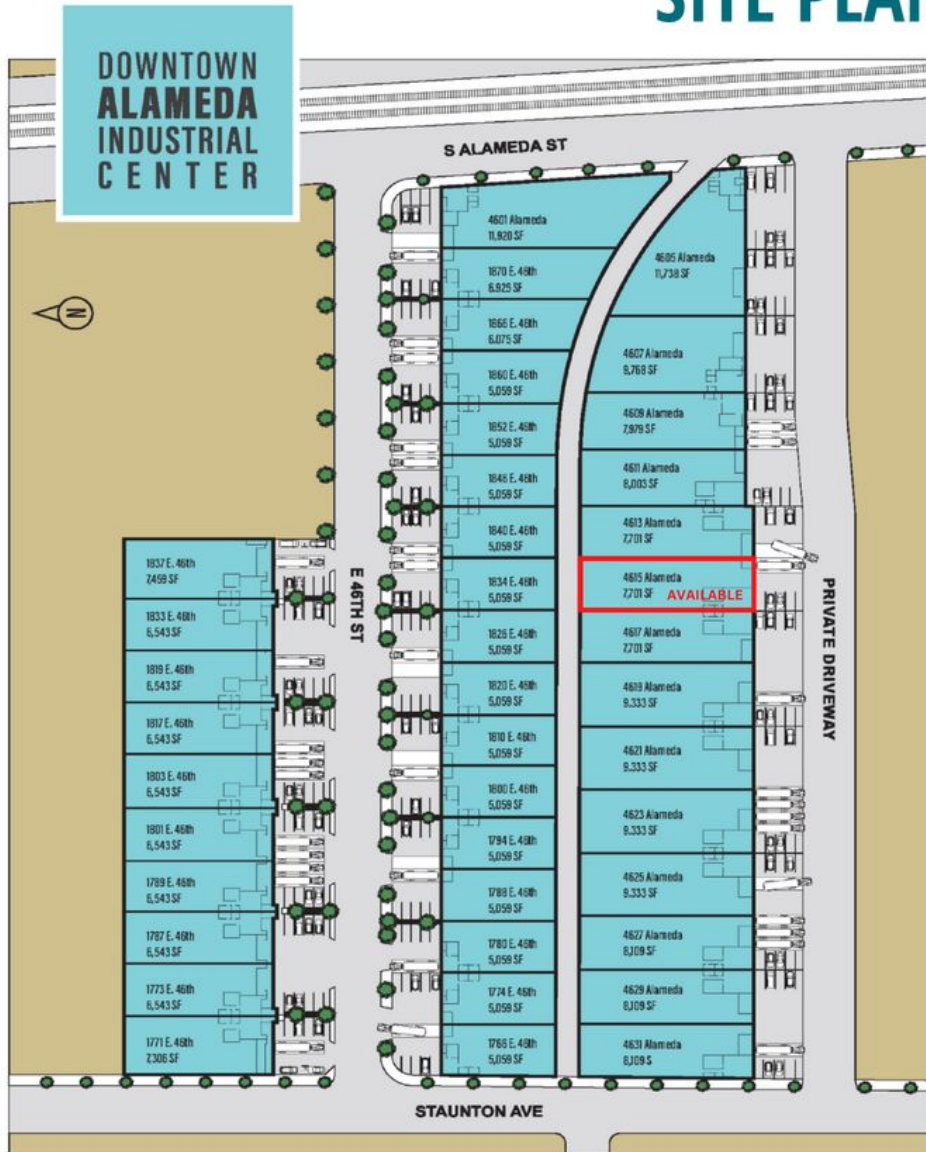
Notes: For quickest response, call or text - (213)709-6760. Email - eric@reavisrealty.com.





7,701 SF | 4615 S ALAMEDA ST., LOS ANGELES 90058

SITE PLAN



Not to scale. All measurements are approximate. Site plan may not reflect current office layout, parking layout and/or truck loading positions.

4615 S ALAMEDA ST.

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10/31/2024