

Available SF 27,700 SF Industrial For Lease Building Size 144,000 SF



**Property Name:** Alameda Business Centre  
**Address:** 1837 E Martin Luther King Jr Blvd, Los Angeles, CA 90058  
**Cross Streets:** S Alameda St/E 25th St

27,700 SF Corner Unit in Alameda Business Centre  
 Excellent Hi-Truss Warehouse, Tubular Skylights, LED Lighting  
 2,984 SF Beautifully Renovated Offices & Restrooms  
 1,200 Amps 3 Phase Power

<b>Lease Rate/Mo:</b> \$41,550	<b>Sprinklered:</b> Yes	<b>Office SF / #:</b> 2,984 SF / 7
<b>Lease Rate/SF:</b> \$1.50	<b>Clear Height:</b> 22'	<b>Restrooms:</b> 4
<b>Lease Type:</b> Gross	<b>GL Doors/Dim:</b> 0	<b>Office HVAC:</b> Heat & AC
<b>Available SF:</b> 27,700 SF	<b>DH Doors/Dim:</b> 4	<b>Finished Ofc Mezz:</b> 1,489 SF
<b>Minimum SF:</b> 27,700 SF	<b>A: 1200 V: 277/480 O: 3 W: 4</b>	<b>Include In Available:</b> Yes
<b>Prop Lot Size:</b> POL	<b>Construction Type:</b> TILT UP	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> Acceptable to Owner	<b>Const Status/Year Blt:</b> Existing / 1979	<b>Include In Available:</b> No
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b> No	<b>Possession:</b> Now
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces:</b> 22 / <b>Ratio:</b> 0.8:1	<b>Vacant:</b> Yes
<b>Taxes:</b> \$16,747 / 2021	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> No	<b>Specific Use:</b> Warehouse/Distribution	<b>Market/Submarket:</b> CBD
<b>Zoning:</b> M3-2-CPIO		<b>APN#:</b> 5117017015

**Listing Company:** Sterling Industrial Realty, Inc  
**Agents:** [Brad Harris 213-448-3313](#)  
**Listing #:** 33269186 **Listing Date:** 12/15/2022 **FTCF:** CB220Y150S000/A0AA  
**Notes:** Gross rent includes taxes, ins. & CAM. Renovations include polished concrete office & restroom floors and all new restroom fixtures. Part of industrial park. Contact Brad Harris to show 213.448.3313. bharris@sterlingprops.com. <https://my.matterport.com/show/?m=Q6nK9tBpgqh>.

