

Available SF 7,900 SF

Industrial For Lease

Building Size 7,900 SF



Address: 4252 Whiteside St, Los Angeles, CA 90063

Cross Streets: Whiteside St/Lansdowne Ave

Huge Yard w/ Motorized Gate | Only 50% Bldg Coverage
 2 Covered Side-Yards & Bonus Shed
 800 Amps of 3-Phase Power
 Fully Refurbished & Super Clean
 New LED Lighting
 Oversized 15' X 13' Loading Door

Lease Rate/Mo: \$8,690
Lease Rate/SF: \$1.10
Lease Type: Industrial Gross
Available SF: 7,900 SF
Minimum SF: 7,900 SF
Prop Lot Size: 0.37 Ac / 16,018 SF
Term: 3-5 Years w/Annual Adjustmen
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M-2

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 1 / 15'x13'
DH Doors/Dim: 0
A: 800 V: 120/208 O: 3 W: 4
Construction Type: STEEL
Const Status/Year Blt: Existing / 1942
Whse HVAC: No
Parking Spaces: 20 / Ratio: 2.5:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 500 SF / 2
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 200 SF
Include In Available: Yes
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Outlying Los Angeles
APN#: 5223-036-011

Listing Company: Reavis Realty
Agents: [Eric Reavis 213-709-6760](mailto:eric@reavisrealty.com)
Listing #: 45100034
Notes: Parking is estimated. Lessee to independently verify all specifications and allowable uses.

Listing Date: 06/18/2026

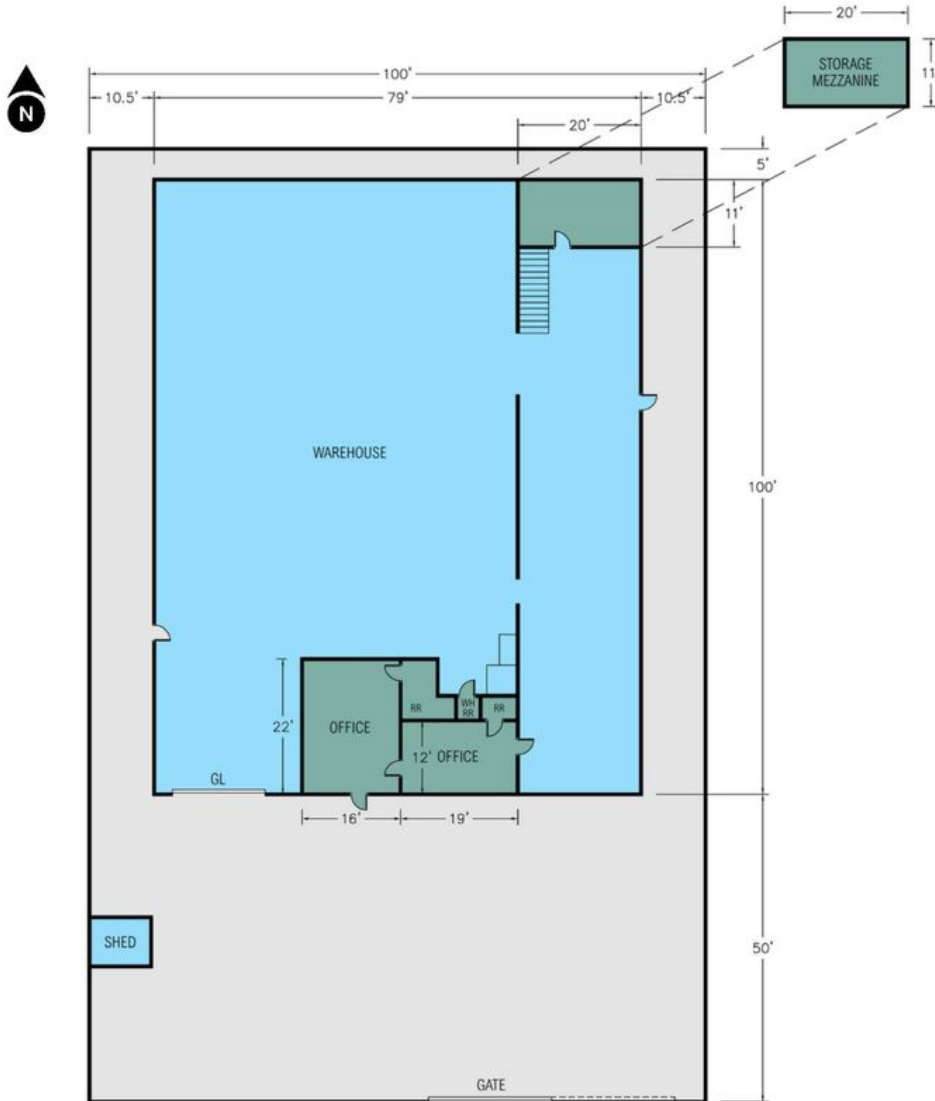
FTCF: CB250N000S000/OAA





7,900 SF | 4252 WHITESIDE ST., LOS ANGELES 90063

SITE PLAN



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

4252 WHITESIDE ST.

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