

4601

S ALAMEDA ST.

LOS ANGELES 90058



REAVIS REALTY
INDUSTRIAL REAL ESTATE

DOWNTOWN ALAMEDA

INDUSTRIAL CENTER

LOS ANGELES 90058

4601

DOWNTOWN ALAMEDA
INDUSTRIAL CENTER
1766-1870 E. 46TH. ST.
4601 S. ALAMEDA ST.

For Lease
(213)765-8488

RR Reavis Realty

ERIC REAVIS

Contact: ERIC REAVIS
5,000 to 10,000 SQ. FT.
DOCK-HIGH LOADING

FOR LEASE

11,920 SF

CORNER UNIT

TWO DOCK HIGH SPOTS

Click for Video Tour



ERIC REAVIS, SIOR

01216423

213.709.6760

eric@reavisrealty.com

www.reavisrealty.com

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Property Highlights



11,920 SF
AVAILABLE SF



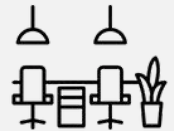
2 DOCK HIGH SPOTS
EASY CONTAINER & 53'
TRAILER ACCESS



22' CLEARANCE
CLEAR SPAN



9-CAR PARKING
GATED YARD



1,850 SF
WELL APPOINTED OFFICES



**CALCULATED FIRE
SPRINKLERS**



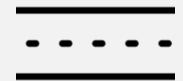
SKYLIGHTS
FOIL INSULATION



ACCESSIBILITY
MINUTES TO DTLA, ARTS &
FASHION DISTRICT



LED LIGHTING



HIGH VISIBILITY
CORNER UNIT W/
OUTSTANDING EXPOSURE

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Specs



BUILDING SIZE	11,920 SF
LAND SIZE	POL
OFFICE SIZE	1,850 SF
DOCK HIGH POSITIONS	2
FENCED PARKING	9
FIRE SPRINKLERS	YES, CALCULATED
LIGHTING	LED
SKYLIGHTS	YES
ELECTRICAL SERVICE	400A, 120/240V, 3-Ph
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2
OCCUPANCY	NOW
LEASE RATE	\$1.45 PSF, INDUSTRIAL GROSS
CURRENT CAM	\$0.08 PSF

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Location Highlights

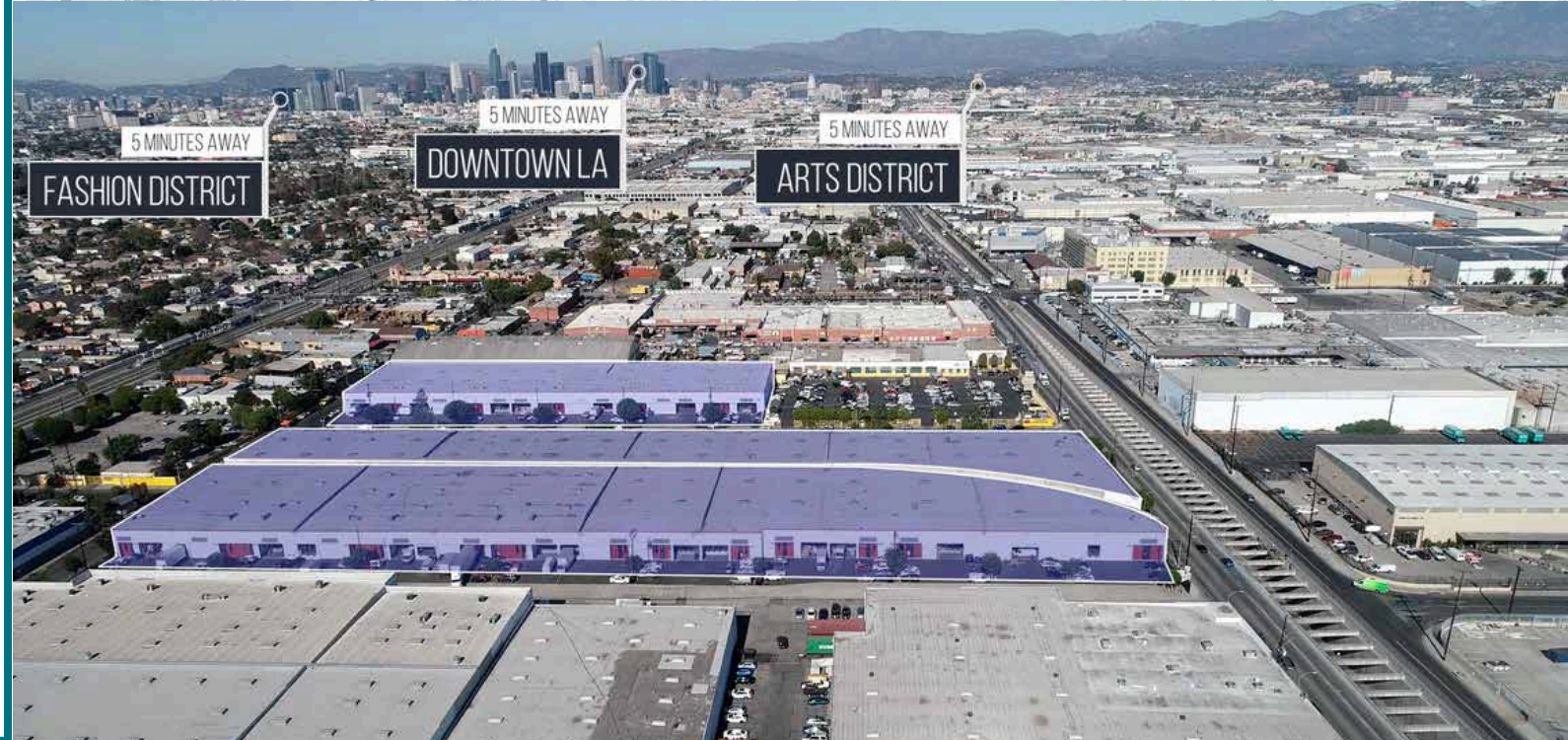
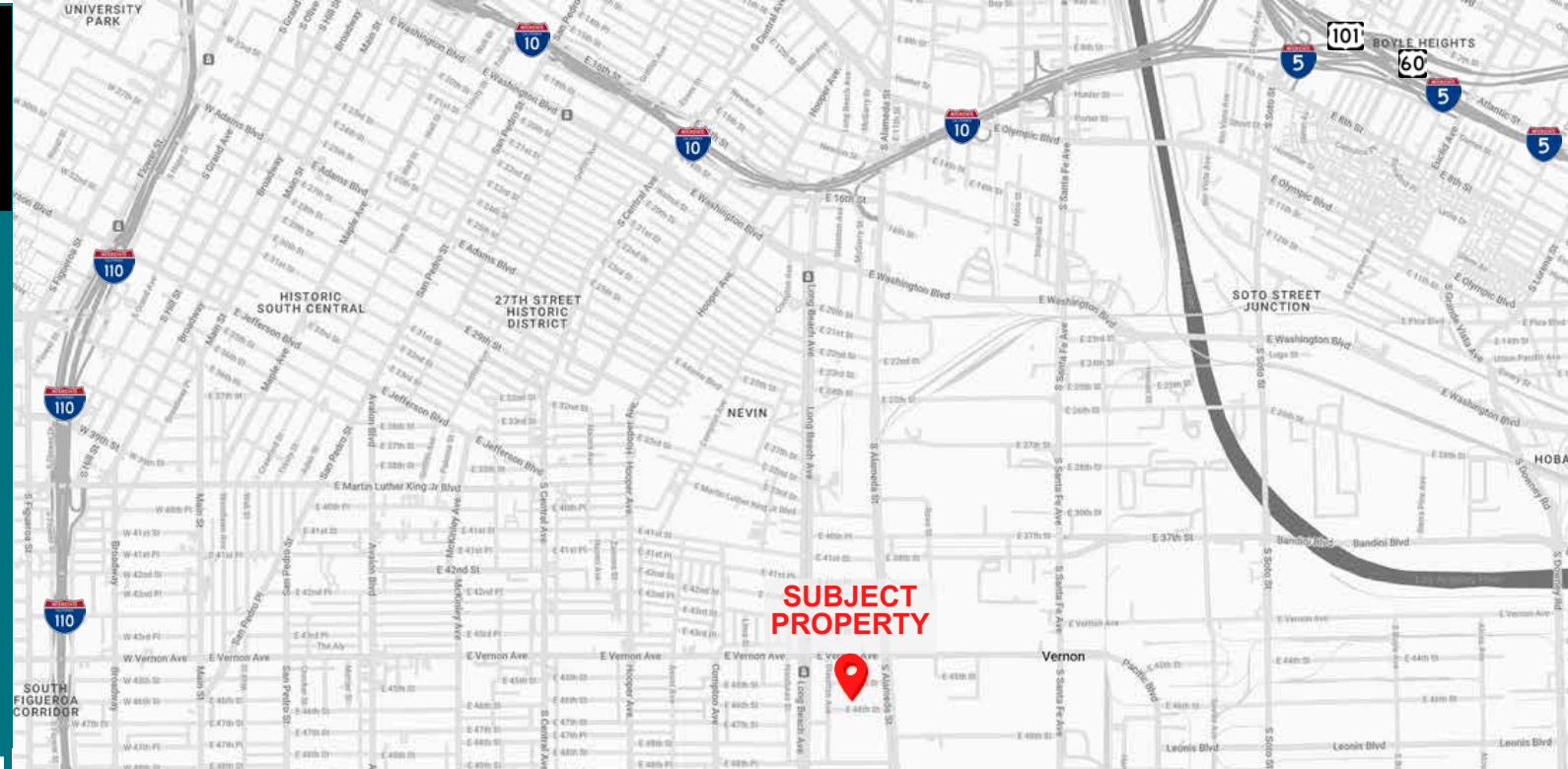
5 MINUTES TO DTLA, ARTS DISTRICT & FASHION DISTRICT

APPROXIMATELY 1 MILE SOUTH OF **SANTA MONICA (10) FWY**

ONE-HALF BLOCK WEST OF **ALAMEDA ST**

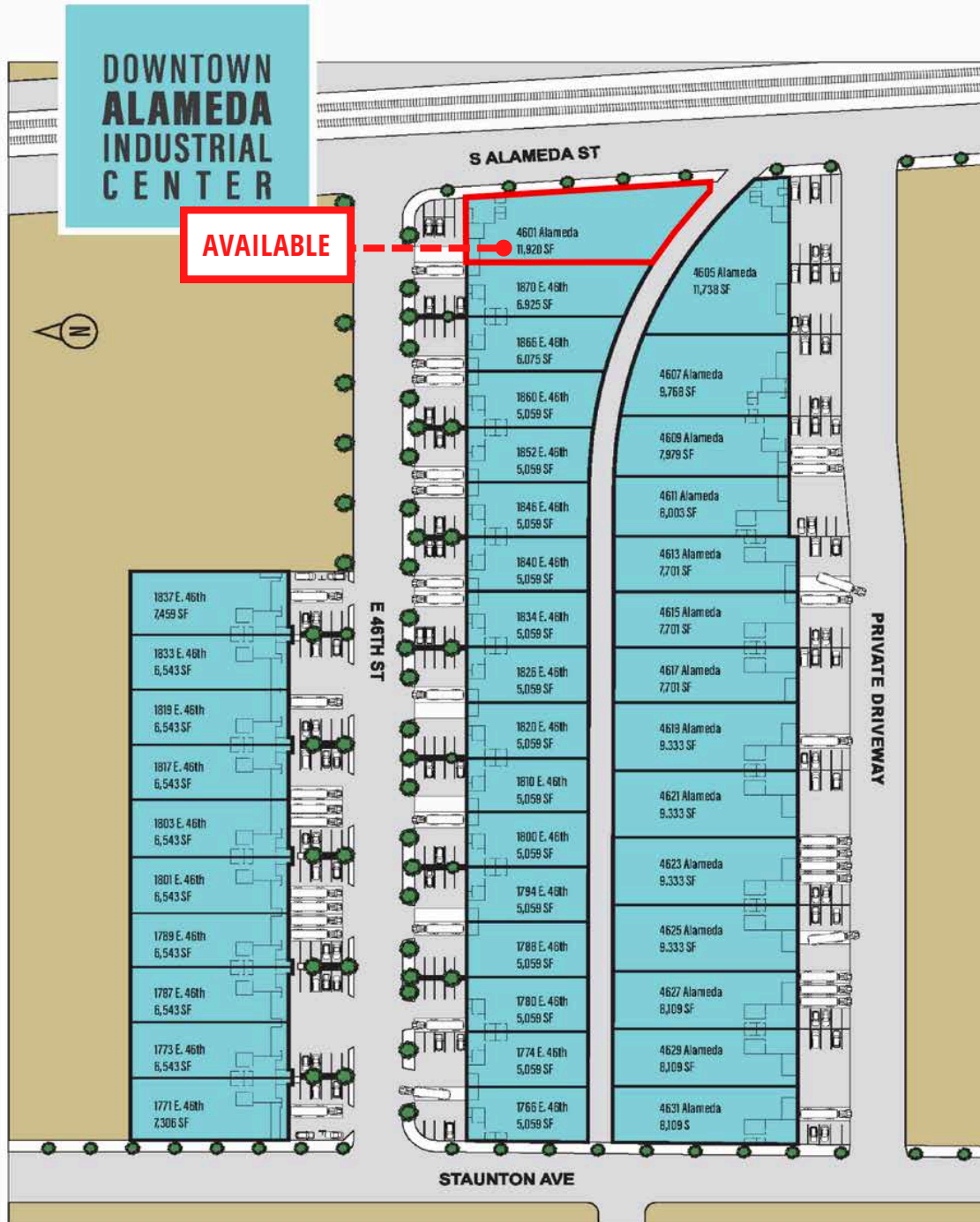
BEST SMALL, DOCK-HIGH SPACE CLOSE TO **DTLA**

LOS ANGELES LOCATION, **NO VERNON WAREHOUSE/PARCEL TAX**

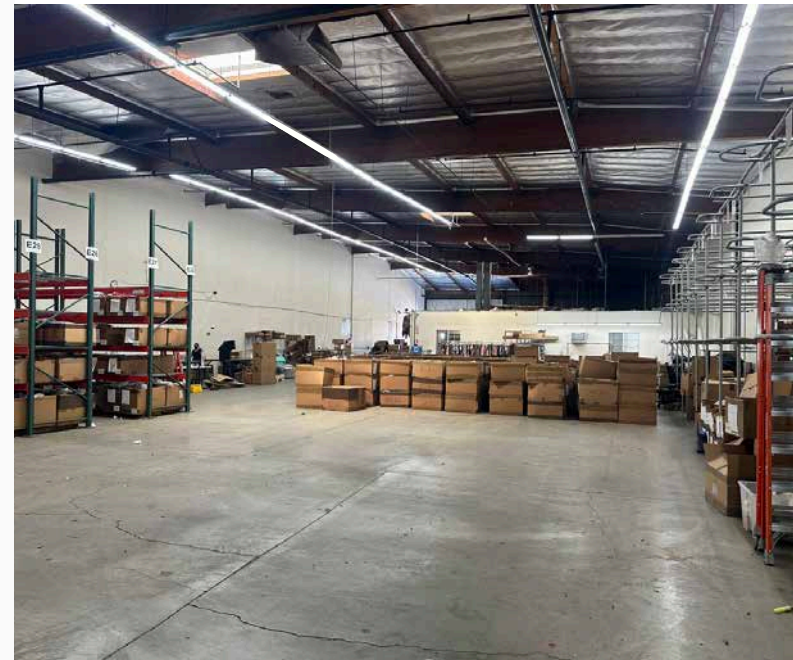


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Property Site Plan



NOT TO SCALE. SITE PLAN MAY NOT REFLECT CURRENT OFFICE LAYOUT.



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Photos



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