

Available SF 5,425 SF

Industrial For Lease

Building Size 96,141 SF



Property Name: Downtown Alameda Industrial Center
Address: 1860 E 46th St, Los Angeles, CA 90058
Cross Streets: S Alameda St/E 46th St

Downtown Alameda Industrial Center
 Best Small, Dock High Space Close to DTLA
 Dock High Loading - Easy Container & 53' Trailer Access
 22' Clearance, Calculated Fire Sprinklers, Clear Span
 5-Car Parking, 950 SF of Well-Appointed Offices
 Just Minutes to DTLA & the Fashion District

Lease Rate/Mo: \$6,998
Lease Rate/SF: \$1.29
Lease Type: Industrial Gross / Op. Ex: \$0.07
Available SF: 5,425 SF
Minimum SF: 5,425 SF
Prop Lot Size: POL
Term: 3-5 Yrs w/ Annual Adjustment
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 0
DH Doors/Dim: 1 / 22'x14'
A: 100 V: 120/240 O: 1 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978
Whse HVAC: No
Parking Spaces: 5 / **Ratio:** 0.9:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 600 SF / 2
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 05/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 5106-008-008

Listing Company: Reavis Realty
Agents: [Eric Reavis 213-709-6760](mailto:eric@reavisrealty.com)
Listing #: 44655676
Notes: City of Los Angeles - no Vernon warehouse (parcel) tax. For quickest response, call or text - (213) 709-6760. Email - eric@reavisrealty.com.

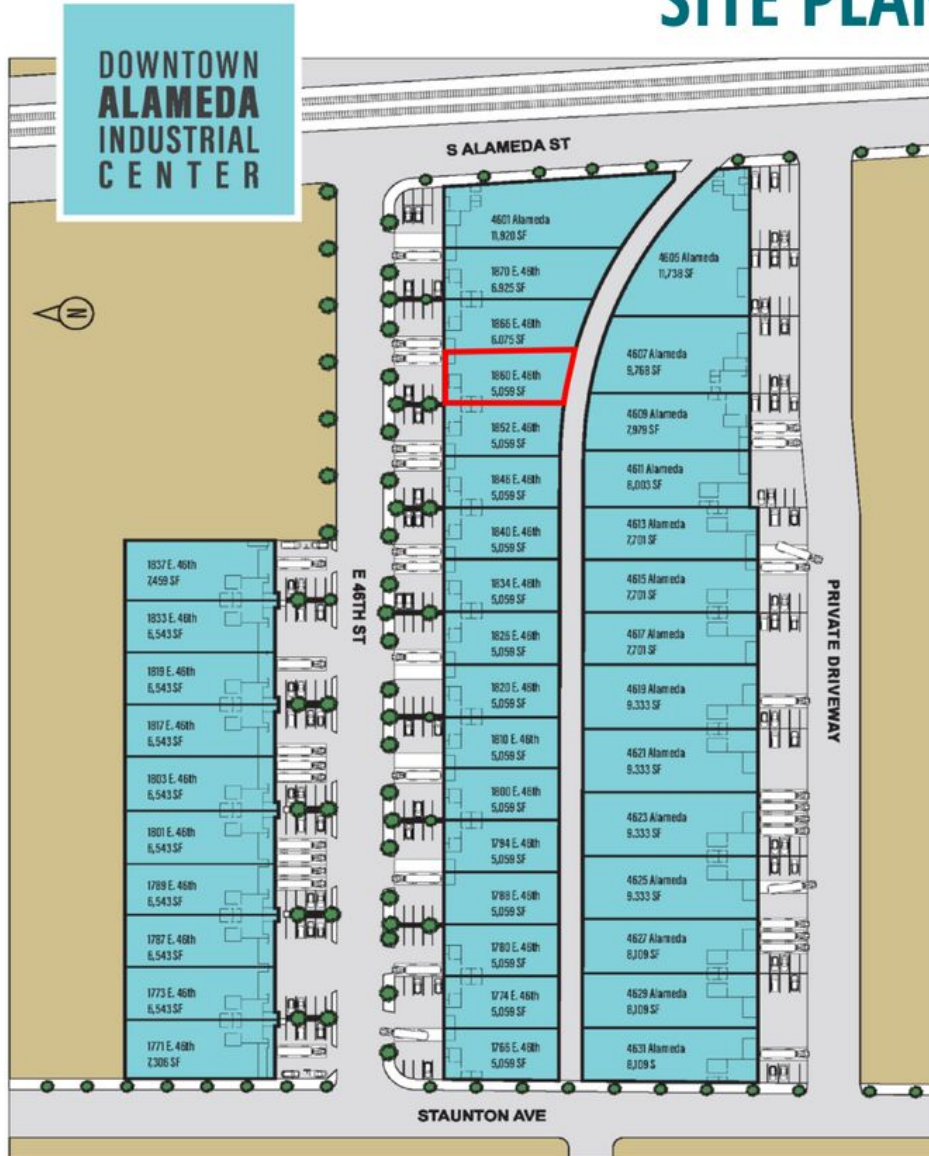
Listing Date: 04/06/2026 **FTCF:** CB250N000S000/OAA





5,425 SF | 1860 E 46TH 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.

1860 E 46TH ST

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