

# 4615

## S ALAMEDA ST.

LOS ANGELES 90058



### FOR LEASE

7,701 SF

TWO DOCK HIGH SPOTS  
20' CLEARANCE



# DOWNTOWN ALAMEDA

## INDUSTRIAL CENTER

LOS ANGELES 90058

Click for Video Tour



ERIC REAVIS, SIOR

01216423

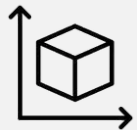
213.709.6760

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# 01

## Property Highlights



**7,701 SF**

AVAILABLE SF



**2 DOCK HIGH SPOTS**

EASY CONTAINER & 53'  
TRAILER ACCESS



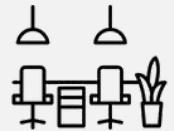
**20' CLEARANCE**

CLEAR SPAN



**5-CAR PARKING**

GATED YARD



**1,375 SF**

WELL-APPOINTED OFFICES



**CALCULATED FIRE  
SPRINKLERS**



**SKYLIGHTS**  
FOIL INSULATION



**ACCESSIBILITY**  
MINUTES TO DTLA, ARTS &  
FASHION DISTRICT



**LED LIGHTING**

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# 02

## Specs



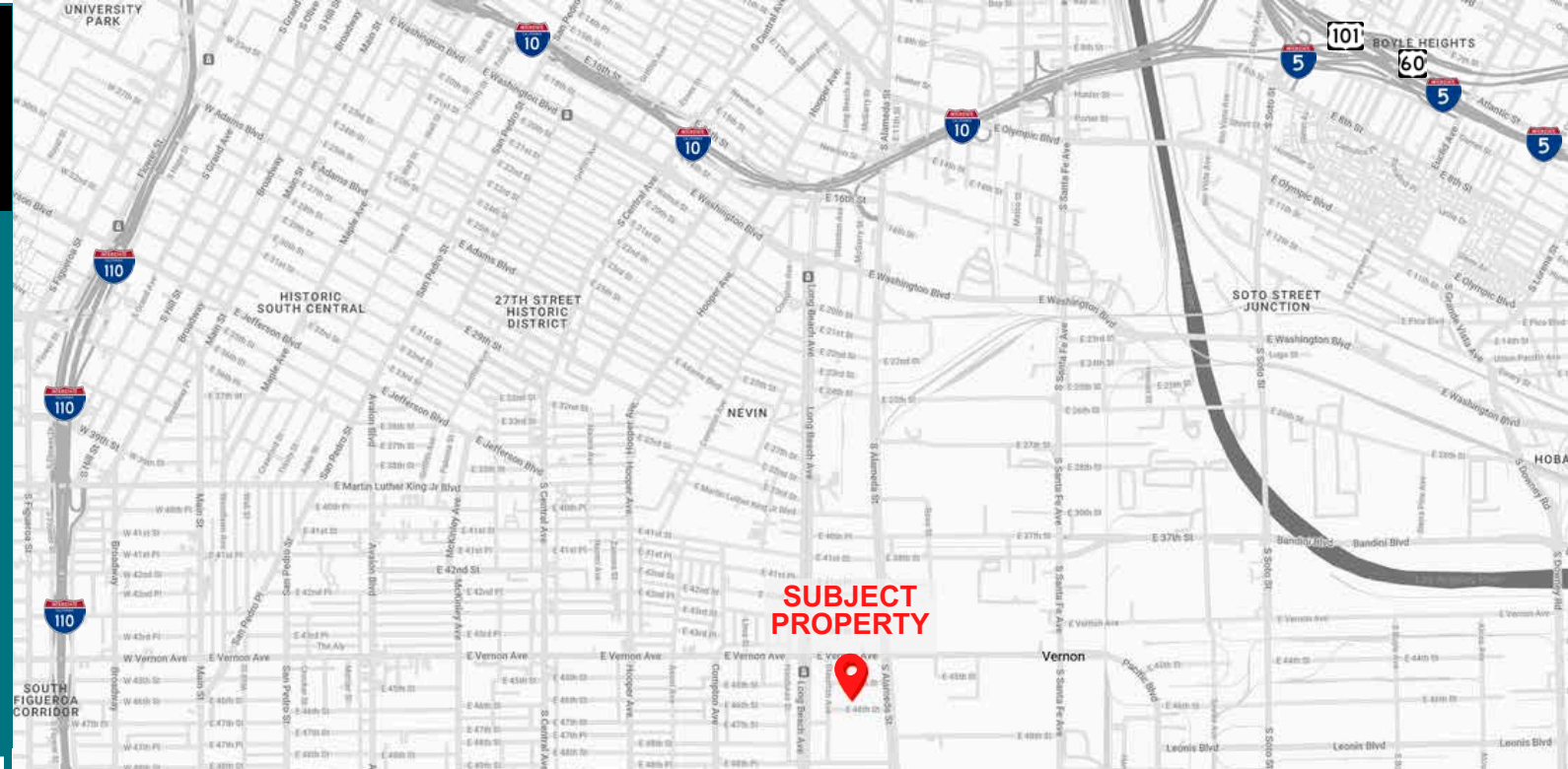
BUILDING SIZE	7,701 SF
LAND SIZE	POL
OFFICE SIZE	1,375 SF
DOCK HIGH POSITIONS	2
FENCED PARKING	5
FIRE SPRINKLERS	YES, CALCULATED
LIGHTING	LED
SKYLIGHTS	YES
ELECTRICAL SERVICE	200A, 120/240V, 3-Ph
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2
OCCUPANCY	NOW
LEASE RATE	\$1.48 PSF, INDUSTRIAL GROSS
CURRENT CAM	\$0.07 PSF

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# 03

## Location Highlights



5 MINUTES TO DTLA, ARTS DISTRICT & FASHION DISTRICT

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

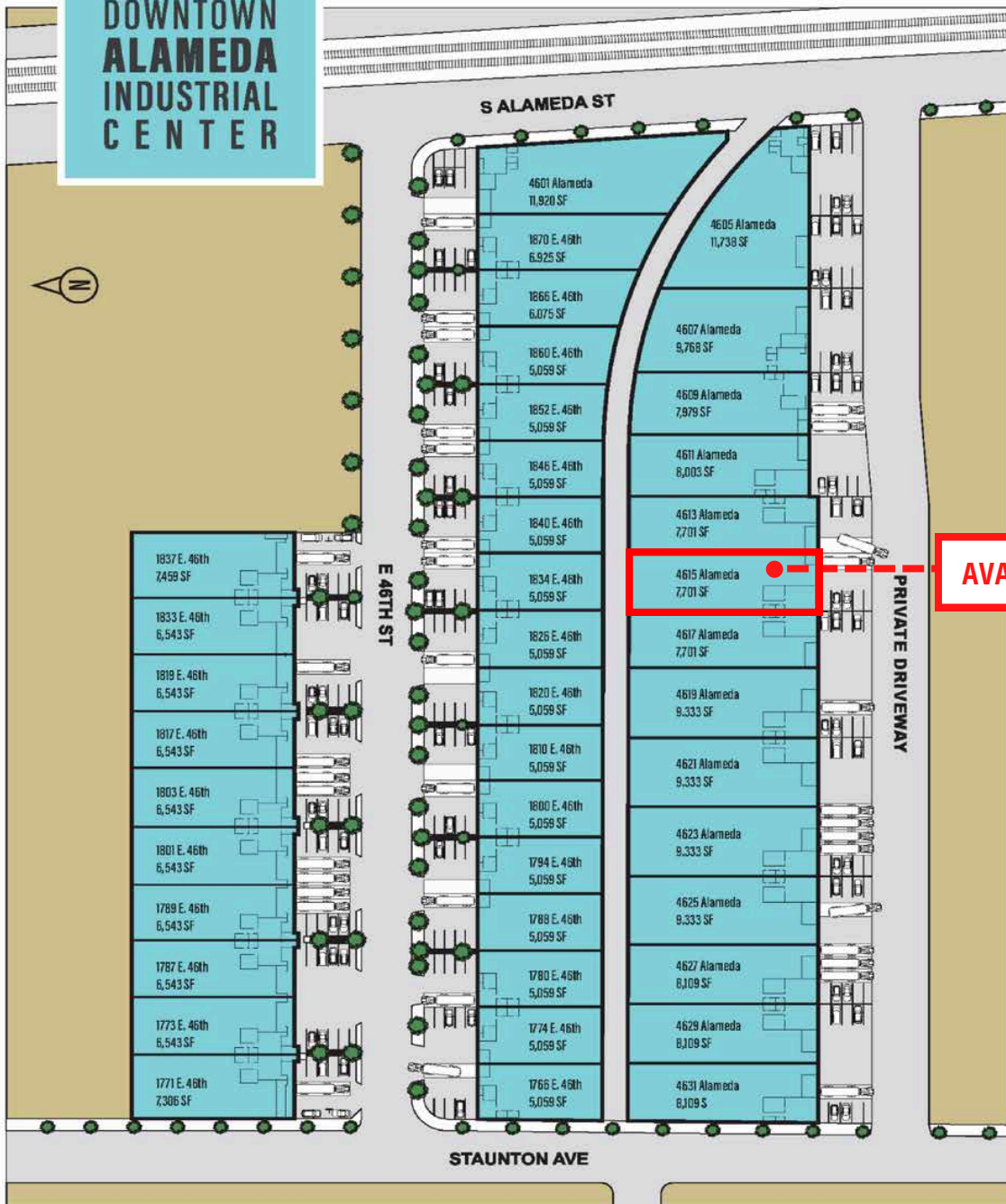
ONE-HALF BLOCK **WEST OF ALAMEDA ST**

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

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

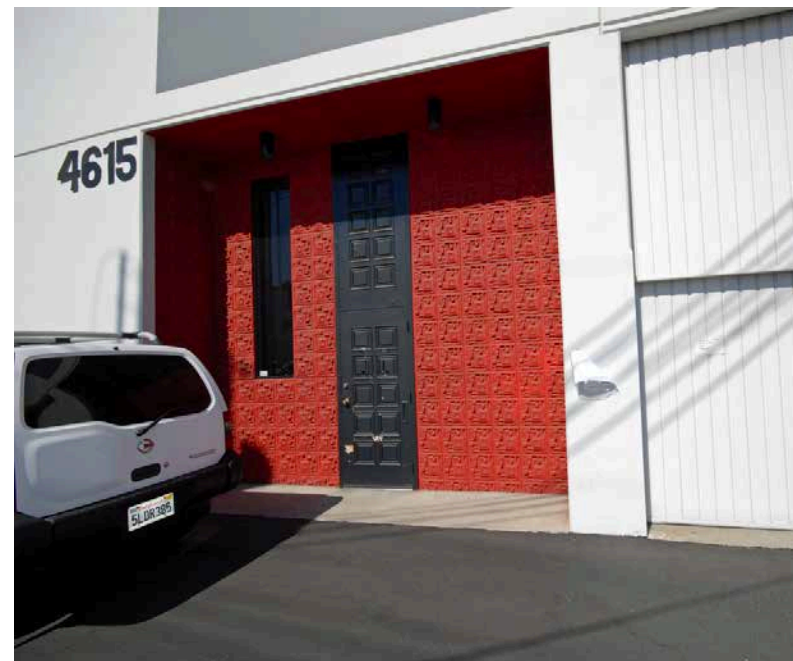


# DOWNTOWN ALAMEDA INDUSTRIAL CENTER



**AVAILABLE**

# 04 Property Site Plan



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

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**REAVIS REALTY**  
INDUSTRIAL REAL ESTATE

# 05

## Photos



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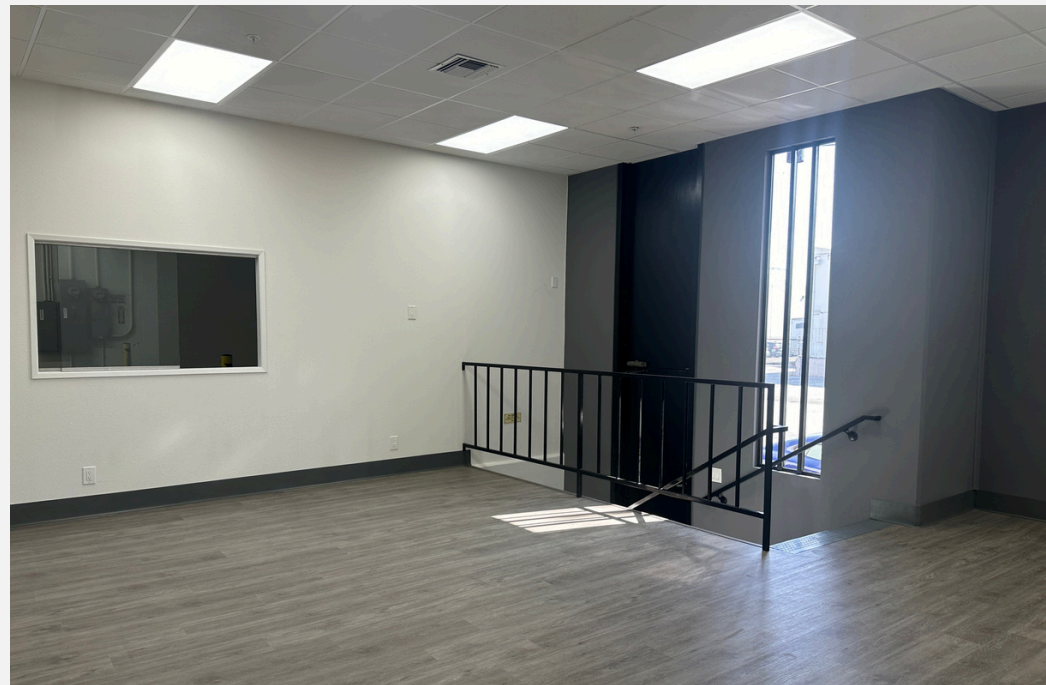




**REAVIS REALTY**  
INDUSTRIAL REAL ESTATE

# 05

## Photos



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