

1817

E. 46TH ST.

LOS ANGELES 90058



REAVIS REALTY
INDUSTRIAL REAL ESTATE

DOWNTOWN ALAMEDA

INDUSTRIAL CENTER

LOS ANGELES 90058



FOR LEASE

6,543 SF

TWO DOCK HIGH SPOTS



ERIC REAVIS, SIOR

01216423

213.709.6760

eric@reavisrealty.com

www.reavisrealty.com

01

Property Highlights



6,543 SF

AVAILABLE SF



2 DOCK HIGH SPOTS

EASY CONTAINER & 53'
TRAILER ACCESS



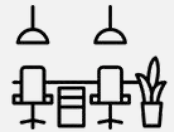
20' CLEARANCE

CLEAR SPAN



6-CAR PARKING

GATED YARD



700 SF

WELL-APPOINTED OFFICES



**CALCULATED FIRE
SPRINKLERS**



**SKYLIGHTS
& FOIL INSULATION**



ACCESSIBILITY

MINUTES TO DTLA, ARTS &
FASHION DISTRICT



LED LIGHTING

THROUGHOUT

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

02

Specs

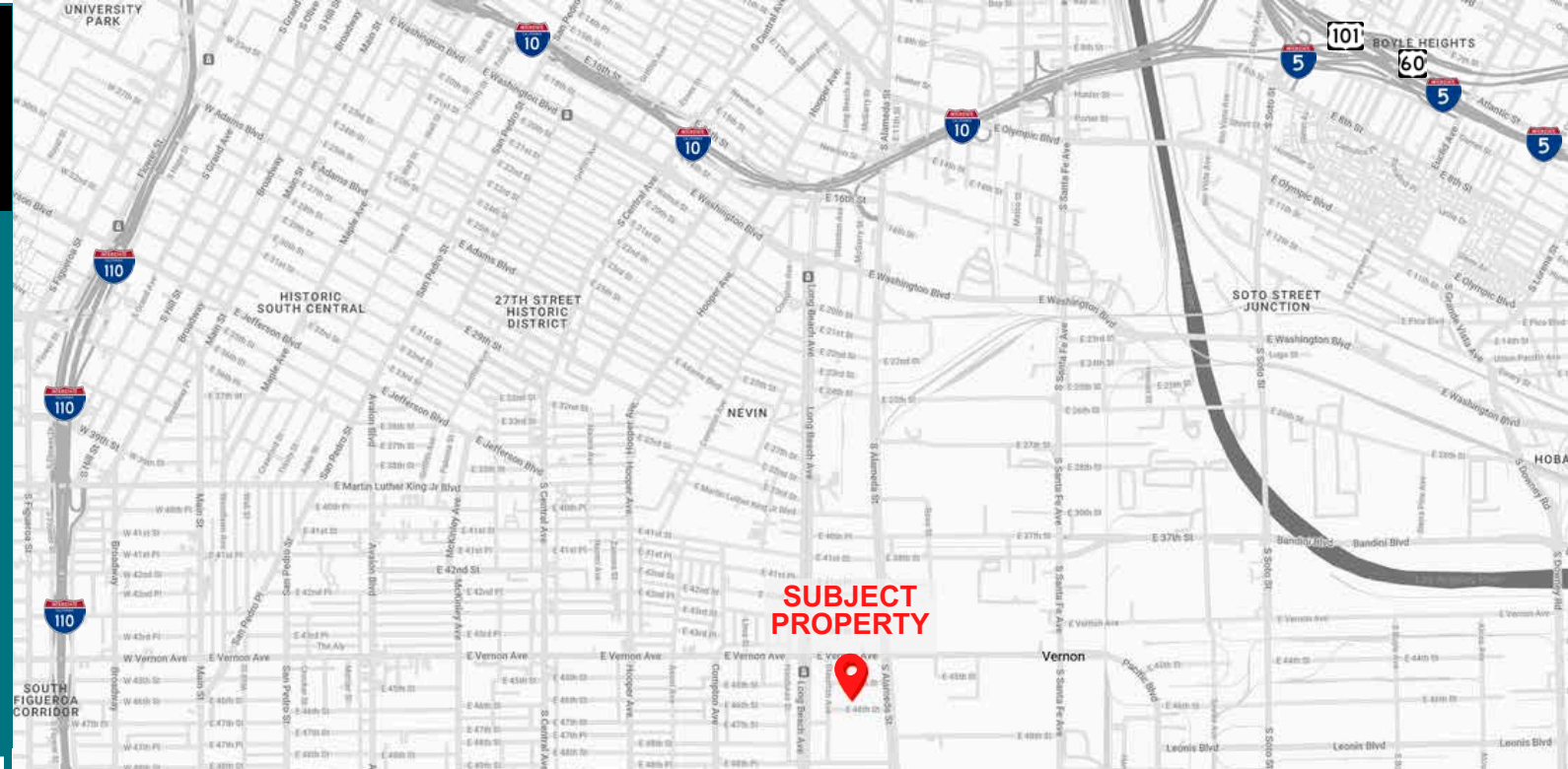


| | |
|---------------------|------------------------------|
| BUILDING SIZE | 6,543 SF |
| LAND SIZE | POL |
| OFFICE SIZE | 700 SF |
| DOCK HIGH POSITIONS | 2 |
| FENCED PARKING | 6 |
| FIRE SPRINKLERS | YES, CALCULATED |
| LIGHTING | LED |
| SKYLIGHTS | YES |
| ELECTRICAL SERVICE | 200A, 120/208V, 1-Ph |
| CONSTRUCTION | CONCRETE TILT-UP |
| ZONING | M2 |
| OCCUPANCY | NOW |
| LEASE RATE | \$1.48 PSF, INDUSTRIAL GROSS |
| CURRENT CAM | \$0.06 PSF |

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03

Location Highlights



5 MINUTES TO DTLA, ARTS DISTRICT & FASHION DISTRICT

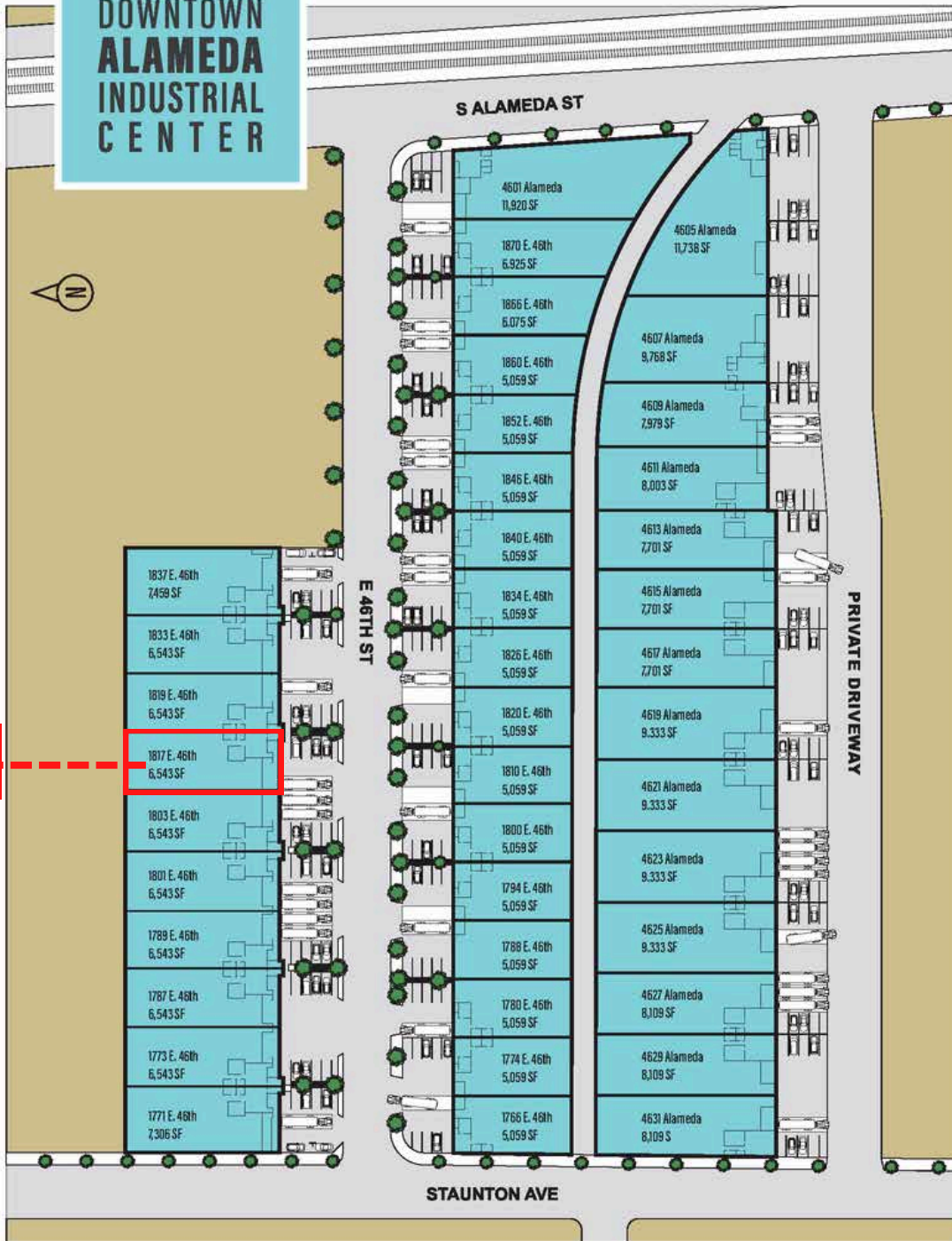
APPROXIMATELY 1 MILE SOUTH OF **SANTA MONICA (10) FWY**

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



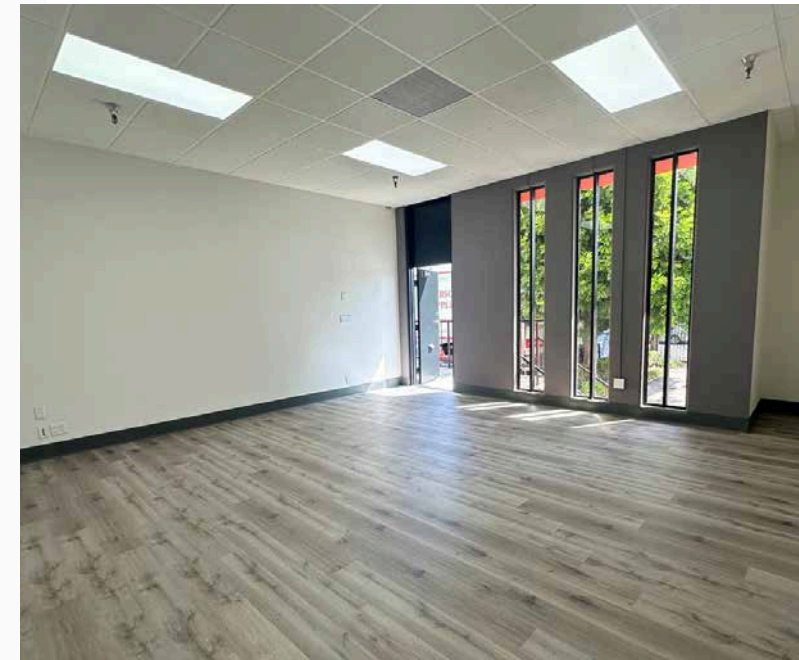
NOT TO SCALE. SITE PLAN MAY NOT REFLECT CURRENT OFFICE LAYOUT.

AVAILABLE



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04 Property Site Plan



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Photos



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