

Available SF 24,000 SF

Industrial For Lease

Building Size 41,460 SF



Address: 8001 Beach St, Los Angeles, CA 90001

Cross Streets: Beach St/Nadeau St

Economical Distribution or Manufacturing Space
 True Dock High Load - Grade Level Via Ramp
 Additional 5,260 SF Grade Building Level Also Available
 *Sprinklered *600 Amp 277/480 3P 4 Wire Electrical Service
 Rear Bonus 2,400 Sq. Ft. Shed Area
 West of Alameda Street - Approx. 2 Miles from 105 & 110 Fwy's

Lease Rate/Mo:	\$14,160	Sprinklered:	Yes	Office SF / #:	0 SF
Lease Rate/SF:	\$0.59	Clear Height:	12'-20'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 20'x10'	Office HVAC:	None
Available SF:	24,000 SF	DH Doors/Dim:	2 / 20'x10'	Finished Ofc Mezz:	0 SF
Minimum SF:	24,000 SF	A: 600 V: 277/480 0: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	1-3 Years	Const Status/Year Blt:	Existing / 1938	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	10 / Ratio: 0.4:1/	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Office	Market/Submarket:	Outlying Los Angeles
Zoning:	SP-MU3			APN#:	6027-016-003
Listing Company:	Dorin Realty Company				
Agents:	Mark Whitman 213-627-0007				
Listing #:	43515968	Listing Date:	10/09/2025	FTCF:	CB250Y175S250
Notes:	All details must be verified. Taxes: TBD. Property located in an Opportunity Zone.				



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Contact exclusive agent:

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Industrial and Commercial Real Estate Specialists
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The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.



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