

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 Fwys

|                       |              |                                    |                        |                              |                      |
|-----------------------|--------------|------------------------------------|------------------------|------------------------------|----------------------|
| <b>Lease Rate/Mo:</b> | \$14,160     | <b>Sprinklered:</b>                | Yes                    | <b>Office SF / #:</b>        | 0 SF                 |
| <b>Lease Rate/SF:</b> | \$0.59       | <b>Clear Height:</b>               | 12'-20'                | <b>Restrooms:</b>            | 2                    |
| <b>Lease Type:</b>    | Gross        | <b>GL Doors/Dim:</b>               | 1 / 20'x10'            | <b>Office HVAC:</b>          | None                 |
| <b>Available SF:</b>  | 24,000 SF    | <b>DH Doors/Dim:</b>               | 2 / 20'x10'            | <b>Finished Ofc Mezz:</b>    | 0 SF                 |
| <b>Minimum SF:</b>    | 24,000 SF    | <b>A: 600 V: 277/480 O: 3 W: 4</b> |                        | <b>Include In Available:</b> | No                   |
| <b>Prop Lot Size:</b> | POL          | <b>Construction Type:</b>          | Masonry                | <b>Unfinished Mezz:</b>      | 0 SF                 |
| <b>Term:</b>          | 1-3 Years    | <b>Const Status/Year Blt:</b>      | Existing / 1938        | <b>Include In Available:</b> | No                   |
| <b>Sale Price:</b>    | NFS          | <b>Whse HVAC:</b>                  | No                     | <b>Possession:</b>           | Now                  |
| <b>Sale Price/SF:</b> | NFS          | <b>Parking Spaces: 10</b>          | <b>/ Ratio: 0.4:1/</b> | <b>Vacant:</b>               | Yes                  |
| <b>Taxes:</b>         |              | <b>Rail Service:</b>               | No                     | <b>To Show:</b>              | Call broker          |
| <b>Yard:</b>          | Fenced/Paved | <b>Specific Use:</b>               | Warehouse/Office       | <b>Market/Submarket:</b>     | Outlying Los Angeles |
| <b>Zoning:</b>        | SP-MU3       |                                    |                        | <b>APN#:</b>                 | 6027-016-003         |

**Listing Company:** Dorin Realty Company  
**Agents:** [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com)

**Listing #:** 43515968 **Listing Date:** 10/09/2025

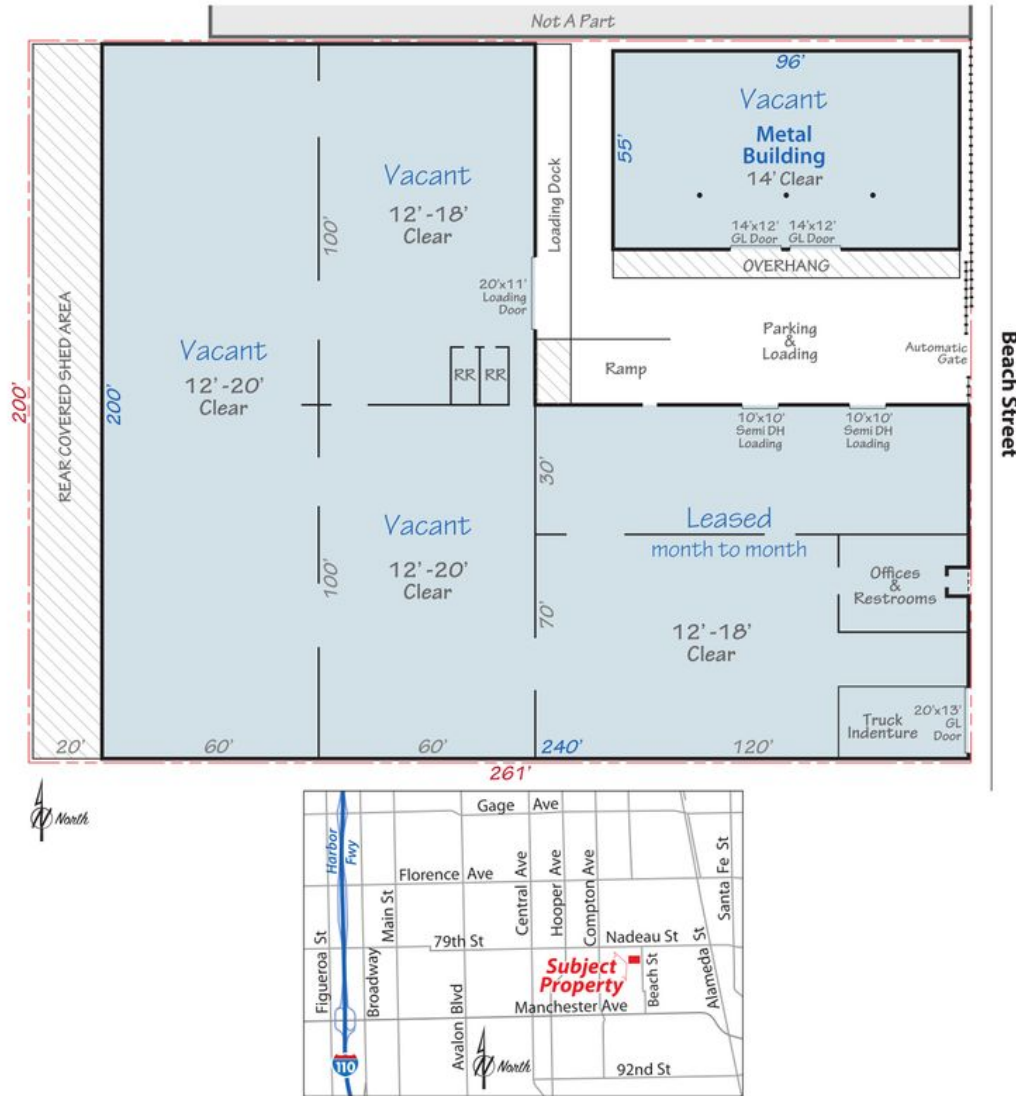
**FTCF:** CB250Y175S250

**Notes:** All details must be verified. Taxes: TBD. Property located in an Opportunity Zone.



**Mark Whitman**  
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213-627-0007

## 8001 Beach Street, Los Angeles, CA 90001



Contact exclusive agent:

**Mark Whitman**

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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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