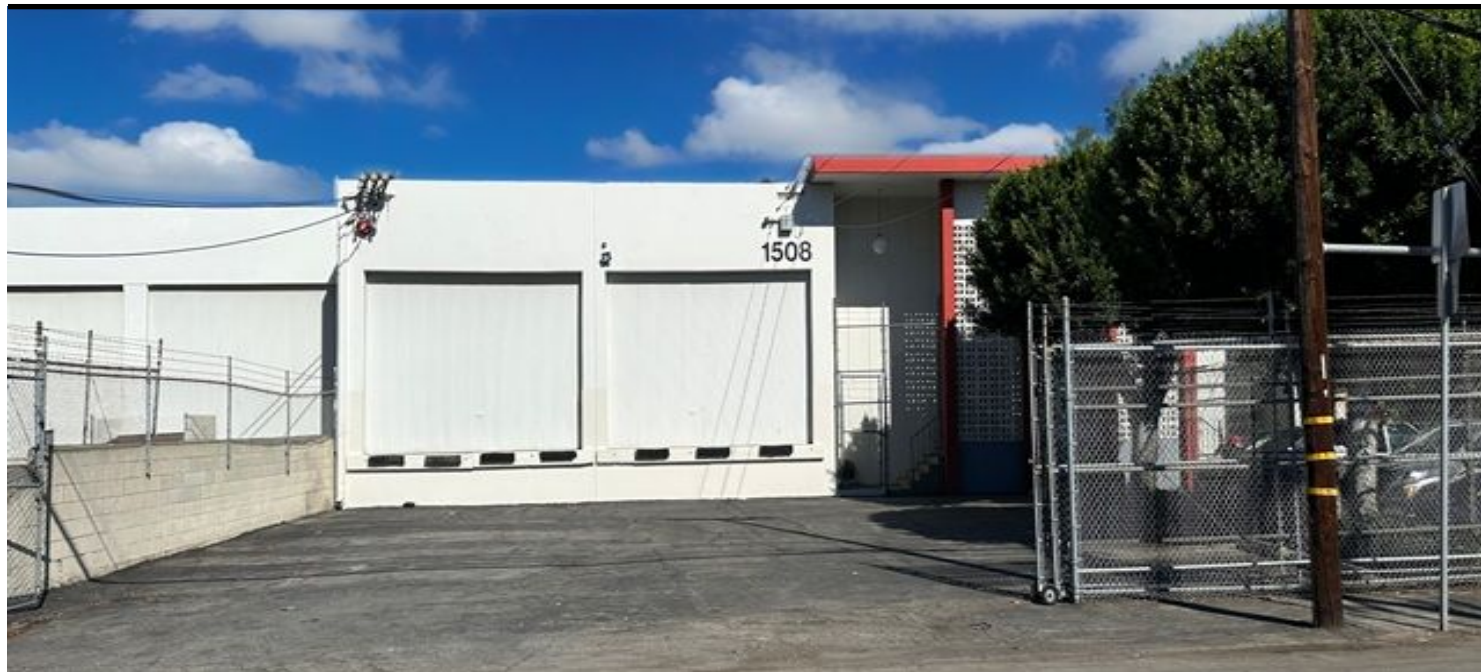


Available SF 11,305 SF

Industrial For Lease

Building Size 124,509 SF



**Property Name:** Knowles Avenue Industrial Complex  
**Address:** 1508 Knowles Ave, Los Angeles, CA 90063  
**Cross Streets:** Knowles Ave/Whiteside St

4 Dock High Spots + 1 Ground Level Door  
 High Ceiling, Fire Sprinklers, Clear Span, New LED Lights  
 1,200 Amps of 3-Phase, Gated Front & Rear Yards  
 Immediate Access to (10), (5), (710) & (101) Fwys  
 Minutes to DTLA & San Gabriel Valley  
 Fully Renovated to Immaculate Condition

**Lease Rate/Mo:** \$13,453  
**Lease Rate/SF:** \$1.19  
**Lease Type:** Industrial Gross / Op. Ex: \$0.03  
**Available SF:** 11,305 SF  
**Minimum SF:** 11,305 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Years w/ Annual Adjustme  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** M-2

**Sprinklered:** Yes  
**Clear Height:** 16'-18'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 4  
**A: 1200 V: 240 O: 3 W: 3**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1973

**Whse HVAC:**  
**Parking Spaces:** 11 / **Ratio:** 1.0:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 1,150 SF  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Outlying Los Angeles  
**APN#:** 5224-027-009

**Listing Company:** Reavis Realty  
**Agents:** [Eric Reavis 213-709-6760](mailto:eric@reavisrealty.com)  
**Listing #:** 43599585

**Listing Date:** 10/23/2025

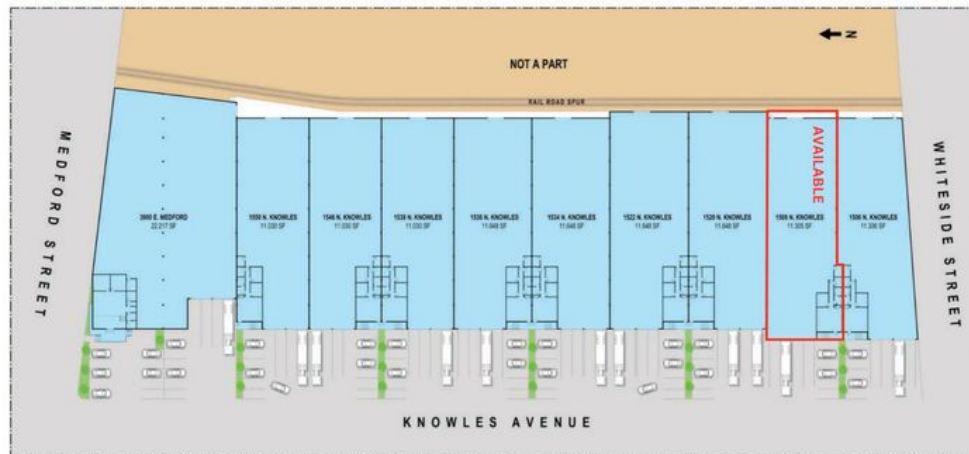
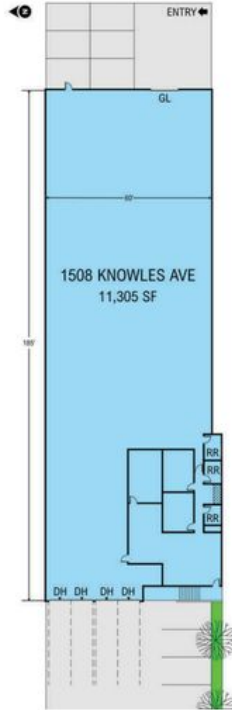
**FTCF:** CB250N000S000/OAA

**Notes:** Unincorporated LA County - no municipal business tax. Additional Electrical Panel: 200A, 120/208V, 1Ph, 3W. For quickest response, call or text (213) 709-6760. Email [eric@reavisrealty.com](mailto:eric@reavisrealty.com)



11,305 SF | 1508 KNOWLES AVE., LOS ANGELES 90063

## SITE PLAN



Not to scale. All measurements are approximate. Site plan may not reflect current office layout, parking layout and/or truck loading positions.

1508 KNOWLES AVE.

ERIC REAVIS

LIC #01216423

213.709.6760

eric@reavisrealty.com

