

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) Fwy's  
 Minutes to DTLA & San Gabriel Valley  
 Fully Renovated to Immaculate Condition

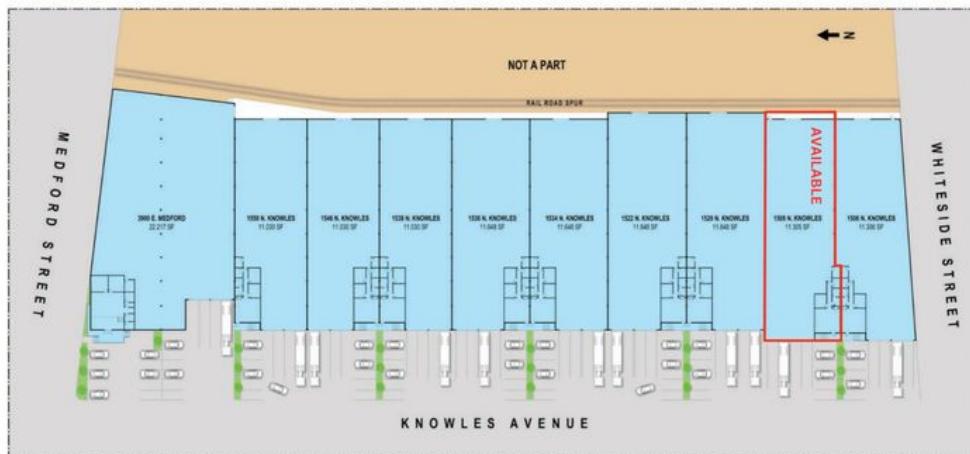
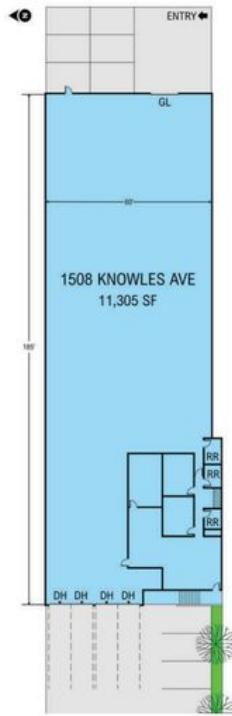
|                         |   |  |                        |                              |                      |
|-------------------------|---|--|------------------------|------------------------------|----------------------|
| <b>Lease Rate/Mo:</b>   | \$13,453  | <b>Sprinklered:</b>                                  | Yes                    | <b>Office SF / #:</b>        | 1,150 SF             |
| <b>Lease Rate/SF:</b>   | \$1.19  | <b>Clear Height:</b>                                 | 16'-18'                | <b>Restrooms:</b>            | 4                    |
| <b>Lease Type:</b>      | Industrial Gross / <b>Op. Ex:</b> \$0.03  | <b>GL Doors/Dim:</b>                                 | 1                      | <b>Office HVAC:</b>          | Heat & AC            |
| <b>Available SF:</b>    | 11,305 SF   | <b>DH Doors/Dim:</b>                                 | 4                      | <b>Finished Ofc Mezz:</b>    | 0 SF                 |
| <b>Minimum SF:</b>      | 11,305 SF   | <b>A:</b> 1200 <b>V:</b> 240 <b>O:</b> 3 <b>W:</b> 3 |                        | <b>Include In Available:</b> | No                   |
| <b>Prop Lot Size:</b>   | POL   | <b>Construction Type:</b>                            | TILT UP                | <b>Unfinished Mezz:</b>      | 0 SF                 |
| <b>Term:</b>            | 3-5 Years w/ Annual Adjustme  | <b>Const Status/Year Blt:</b>                        | Existing / 1973        | <b>Include In Available:</b> | No                   |
| <b>Sale Price:</b>      | NFS   | <b>Whse HVAC:</b>                                    |                        | <b>Possession:</b>           | Now                  |
| <b>Sale Price/SF:</b>   | NFS   | <b>Parking Spaces:</b> 11                            | <b>/ Ratio:</b> 1.0:1  | <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/Distribution | <b>Market/Submarket:</b>     | Outlying Los Angeles |
| <b>Zoning:</b>          | M-2   |  |                        | <b>APN#:</b>                 | 5224-027-009         |
| <b>Listing Company:</b> | Reavis Realty   |  |                        |                              |                      |
| <b>Agents:</b>          | <a href="tel:213-709-6760">Eric Reavis 213-709-6760</a>   |  |                        |                              |                      |
| <b>Listing #:</b>       | 43599585  | <b>Listing Date:</b>                                 | 10/23/2025             | <b>FTCF:</b>                 | CB250N000S000/OAA    |
| <b>Notes:</b>           | 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 |  |                        |                              |                      |





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**

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