

2937 **S. ALAMEDA ST.**
LOS ANGELES, CA 90058



17,107 SF FOR LEASE
OUTSTANDING UNIT W/ DOCK HIGH LOADING
2,918 SF DELUXE OFFICES
22' CLEAR



ALAMEDA BUSINESS CENTRE

ALAMEDA BUSINESS CENTRE



509,482 SF FOR LEASE

UNITS FROM 9,860-29,800 SF (EXPANDABLE)

DTLA/ARTS DISTRICT ADJACENT

TRUCK HIGH LOADING

HIGH TRUSS/FOIL INSOLATED CEILINGS



I

Building Highlights



- ◆ 2 dock high loading positions
- ◆ 22' clearance
- ◆ Calculated fire sprinklers
- ◆ Excellent truck access
- ◆ 2,918 SF deluxe offices
- ◆ 200 AMPS, 120/208V, 3 PH POWER
- ◆ 15-car gated parking
- ◆ Skylights & foil insulated ceiling
- ◆ Professionally managed/Business park environment
- ◆ Outstanding, centrally located distribution facility

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.



Specs



UNIT SIZE	17,107 SF
LAND SIZE	POL
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2
OFFICE SIZE	2,918 SF
DOCK HIGH POSITIONS	2
CLEAR HEIGHT	22'
FIRE SPRINKLERS	YES - CALCULATED
LIGHTING	LED
POWER	200A, 120/208V, 3PH
SKYLIGHTS	YES
FOIL INSULATION	YES
PARKING	15
LEASE RATE	\$1.50 GROSS
OCCUPANCY	02-01/2024

Typical warehouse layout at Alameda Business Centre and intended for illustrative purposes only.

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Location Highlights

1/2 MILE SOUTH OF I-10
FREEWAY

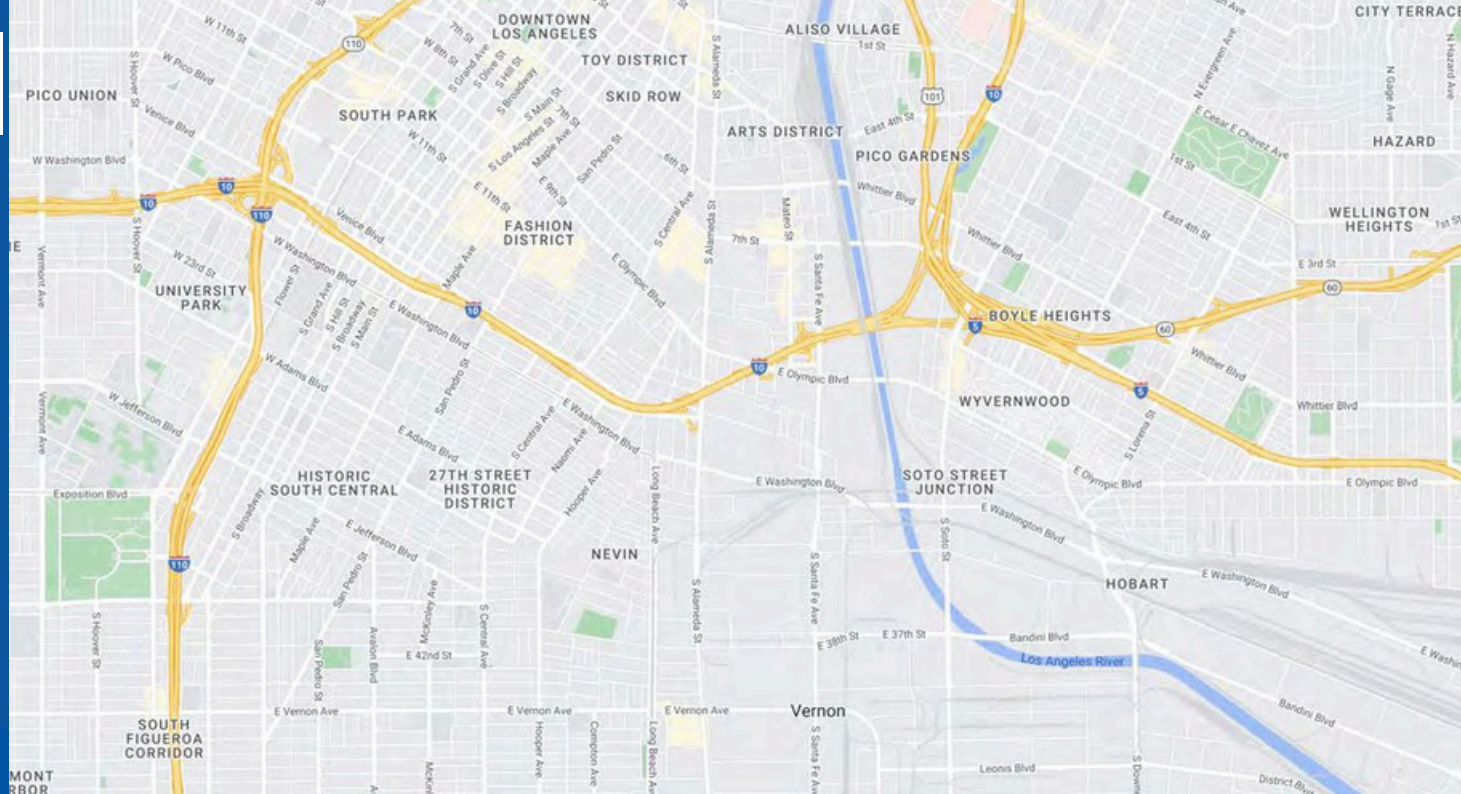
1 1/2 MILES TO EAST LA
FREEWAY INTERCHANGE

QUICK AND EASY ACCESS TO
DTLA & FASHION DISTRICT

5 MINUTES TO ARTS DISTRICT
RESTAURANTS & AMENITIES

WALKING DISTANCE TO METRO
BLUE (A) LINE STATION

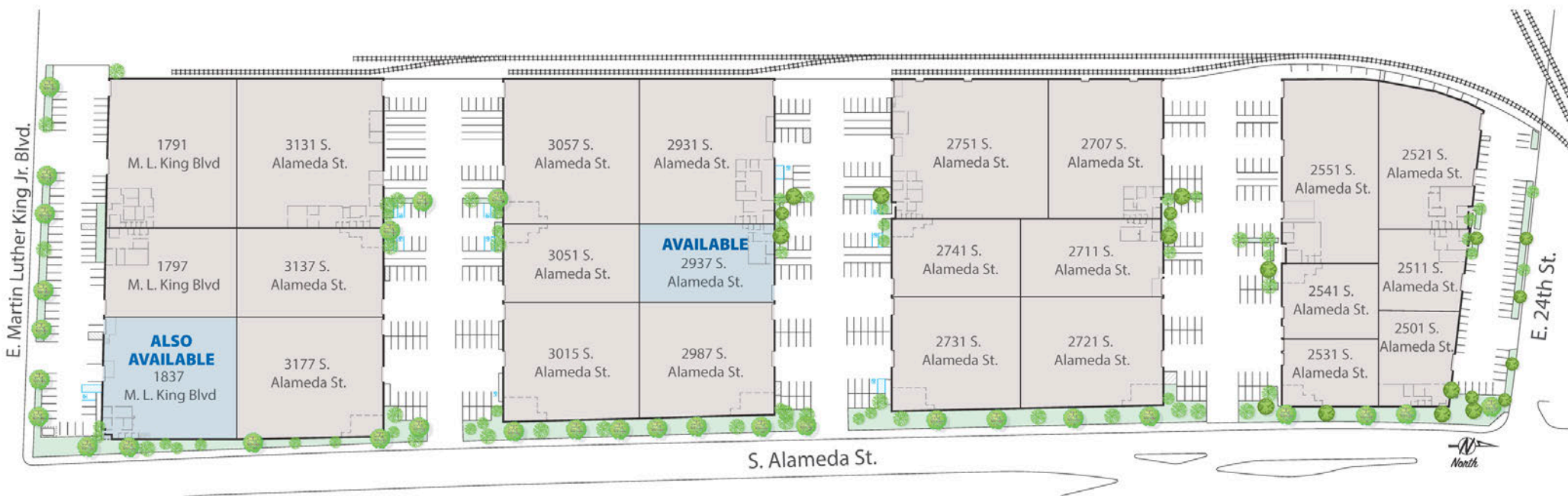
IDEAL LAST MILE LOCATION
WITH POPULATION OF 1
MILLION WITHIN 5 MILES



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IV

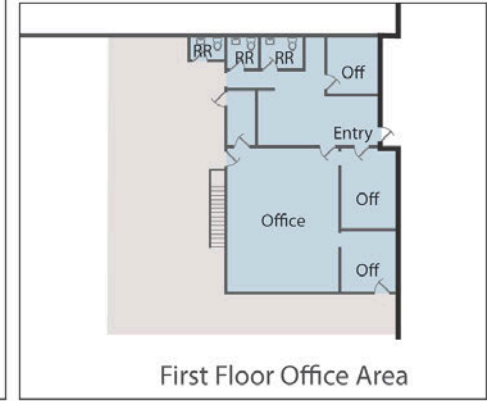
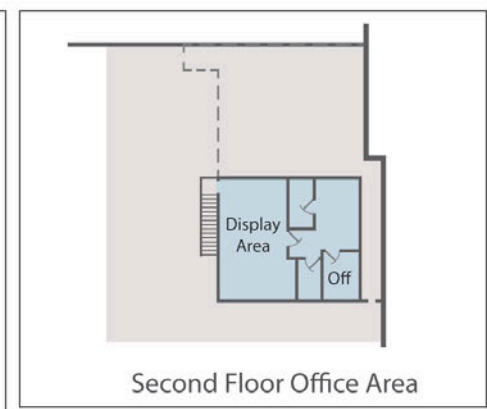
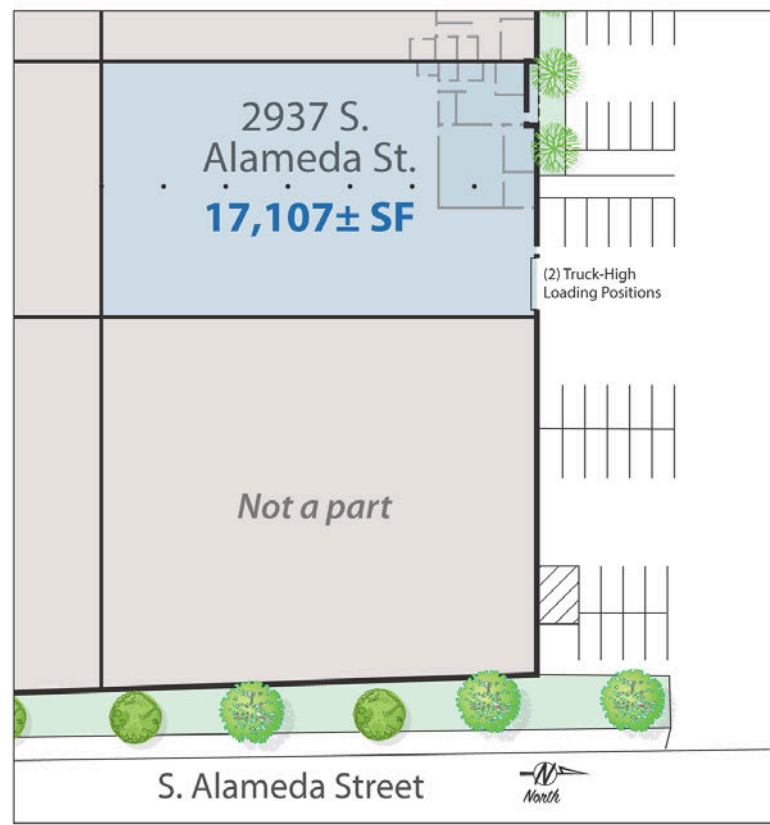
Project Site Plan



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V

Unit Floor Plan



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VI
Photos



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STERLING

INDUSTRIAL REALTY, INC.

BRAD HARRIS

 **213-448-3313**

 **bharris@sterlingprops.com**

 **www.sterlingprops.com**