

1860

E 46TH ST.

LOS ANGELES 90058



REAVIS REALTY
INDUSTRIAL REAL ESTATE

DOWNTOWN ALAMEDA

INDUSTRIAL CENTER

LOS ANGELES 90058

JCA TRIMS INC

1860

FOR LEASE

5,425 SF

DOCK HIGH LOADING

22' CLEAR W/ CALCULATED FIRE SPRINKLERS

Click for Video Tour



ERIC REAVIS, SIOR

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01

Property Highlights



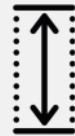
5,425 SF

AVAILABLE SF



ONE DOCK HIGH SPOT

EASY CONTAINER & 53'
TRAILER ACCESS



22' CLEARANCE



5-CAR PARKING

GATED YARD



600 SF

WELL APPOINTED OFFICES



**CALCULATED FIRE
SPRINKLERS**



**SKYLIGHTS
& FOIL INSULATION**



ON-SITE SECURITY
ON NIGHTS & WEEKENDS



CLOSE-IN LOCATION
MINUTES TO DTLA, ARTS &
FASHION DISTRICT



LED LIGHTING
IN WAREHOUSE & OFFICES

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02

Specs

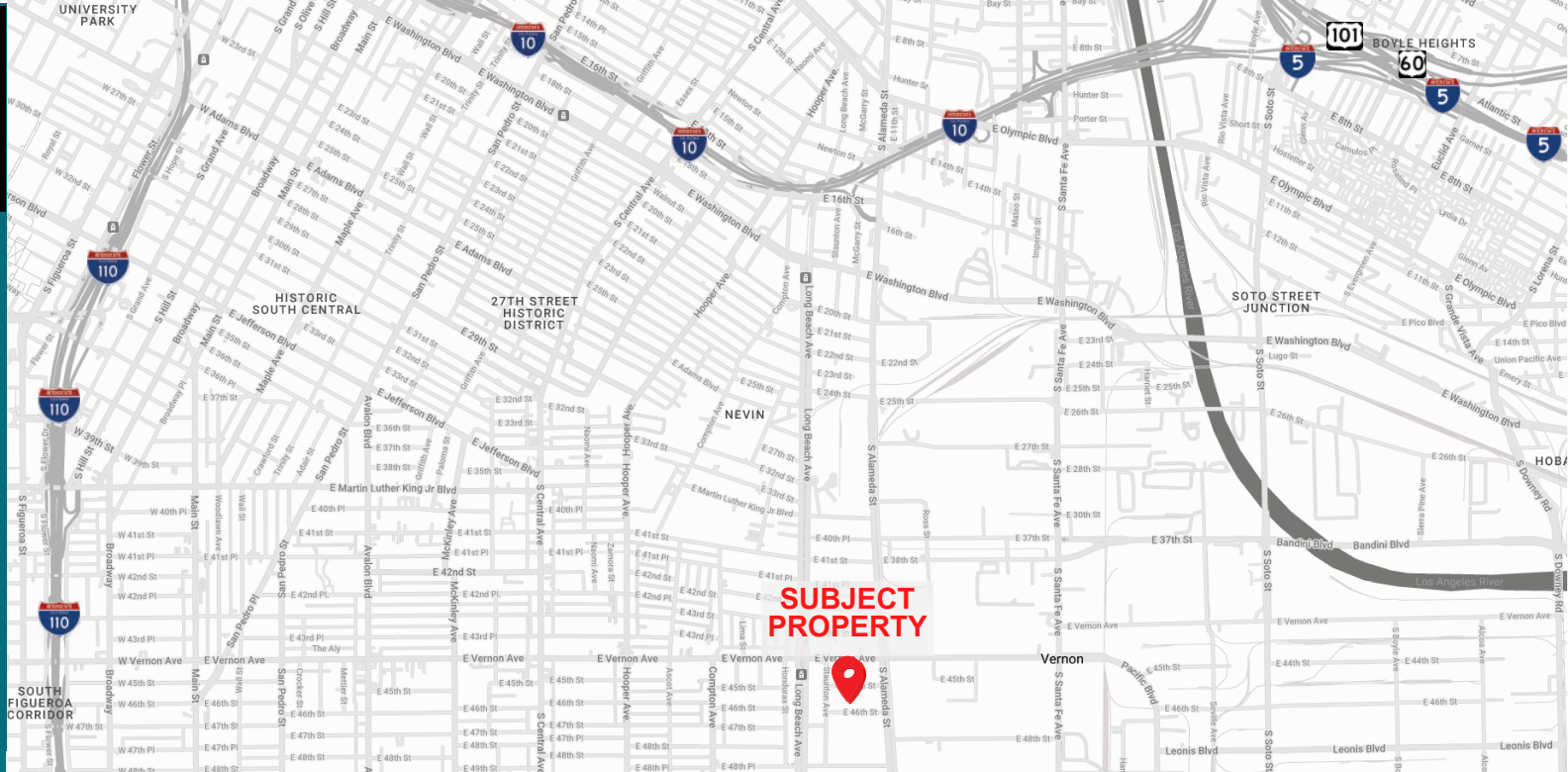


BUILDING SIZE	5,425 SF
LAND SIZE	POL
OFFICE SIZE	600 SF
DOCK HIGH POSITIONS	1
FENCED PARKING	5
FIRE SPRINKLERS	YES, CALCULATED
LIGHTING	LED
SKYLIGHTS	YES
ELECTRICAL SERVICE	100A, 120/240V, 1-Ph, 3W
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2
OCCUPANCY	05/01/26
LEASE RATE	\$1.29 PSF, IG
CURRENT CAM	\$0.07 PSF

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03

Location Highlights



5 MINUTES TO DTLA, ARTS DISTRICT & FASHION DISTRICT

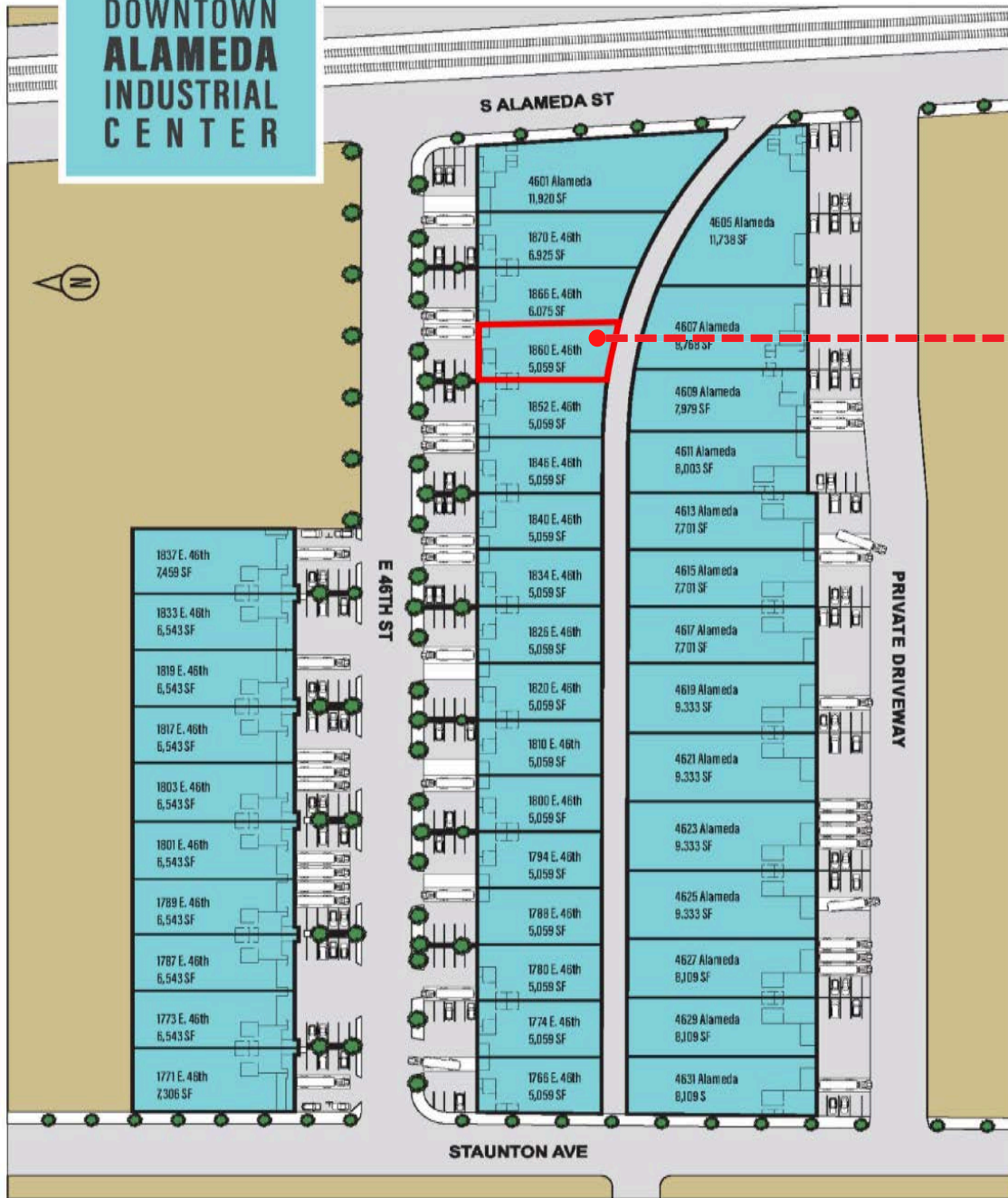
APPROXIMATELY 1 MILE SOUTH OF SANTA MONICA (10) FWY

BEST SMALL, DOCK-HIGH SPACE CLOSE TO DTLA

LOS ANGELES LOCATION, NO VERNON WAREHOUSE/PARCEL TAX



**DOWNTOWN
ALAMEDA
INDUSTRIAL
CENTER**



AVAILABLE

04
**Property
Site Plan**



NOT TO SCALE. SITE PLAN MAY NOT REFLECT CURRENT OFFICE LAYOUT.

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05

Photos


Typical Post-Refurbishment
Condition




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