



Colliers

FOR LEASE

1625 Riverside Dr
Los Angeles, CA 90031

12,607 SF High-Image Industrial Facility



Billy Walk

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David Harding

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Kevin Carroll

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Accelerating success.

Building Highlights



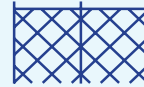
High Image, Highly Visible
Corporate HQ Facility



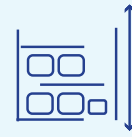
Immediate 5 Fwy On/Off
Ramp Accessibility



Proximate to
110 & 2 Fwys



2 Private, Gated and
Secured Yard Areas



Approx. 7,761 SF of 23'-25'
Clearance Warehouse Area



6 Ground Level
Loading Doors

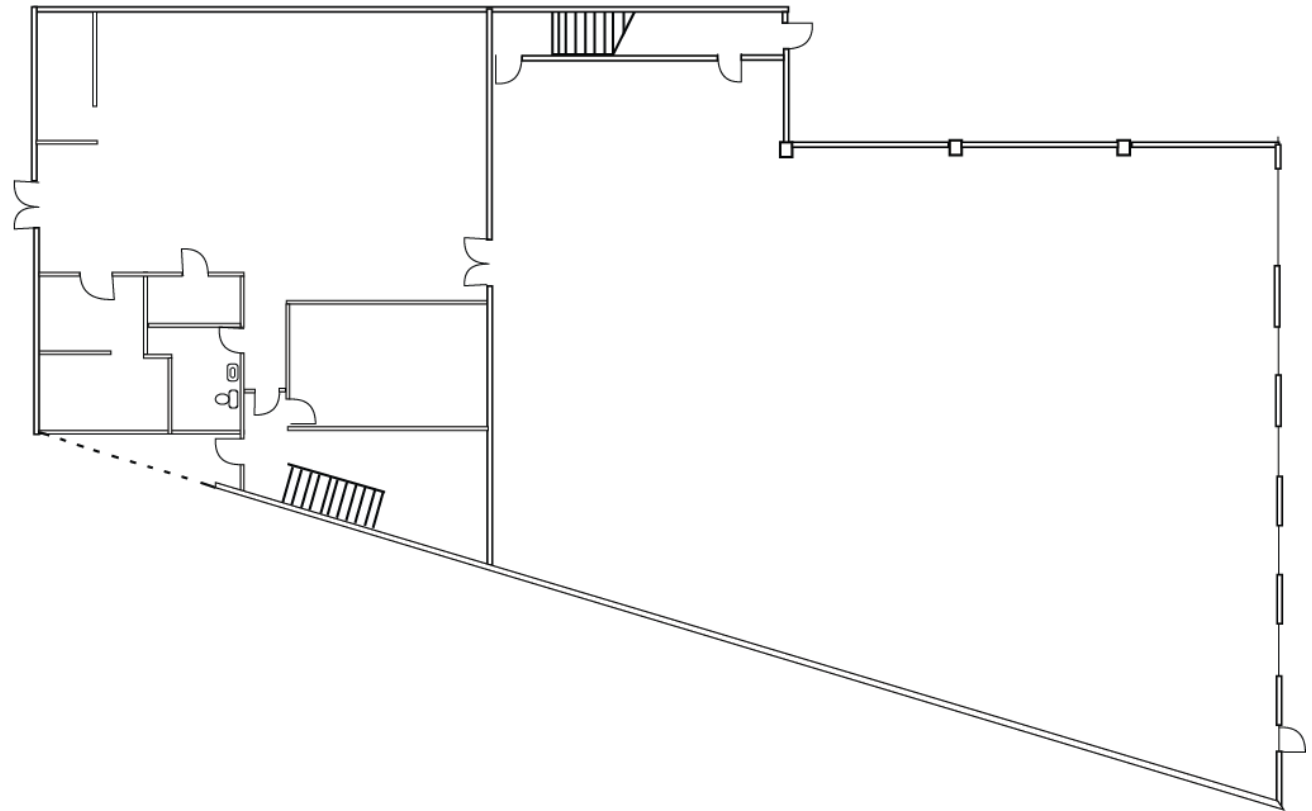
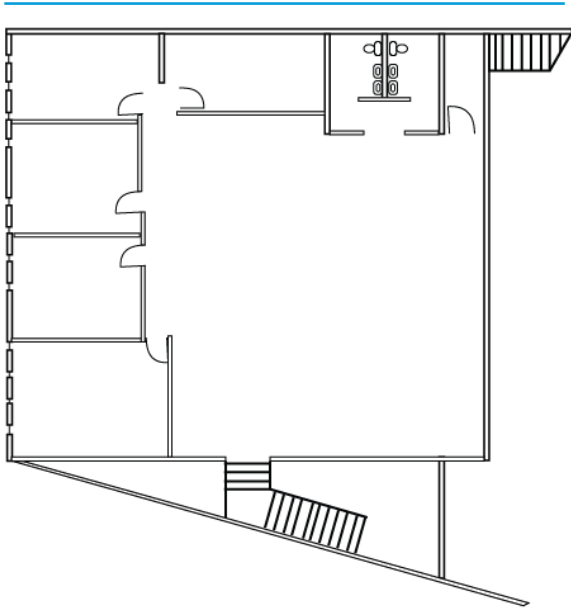
Available SF	12,607
Monthly Rent	\$17,524
Lease Rate PSF	\$1.39 NNN
Triple Net Expenses PSF	\$0.32
Clear Height	23'-25'
GL Doors / Dim	6 / 14'x14' (1), 6'x8' (5)
Power	600A, 120/208V, 3Ph, 4W
Parking Spaces / Ratio	22 / 1.75:1
Office SF / #	3,465 / 6
Restrooms	3
Yard	Fenced / Paved
Zoning	C2 / P1
Possession	5/1/2026 - Call Broker Re: Early Occupancy
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Layout

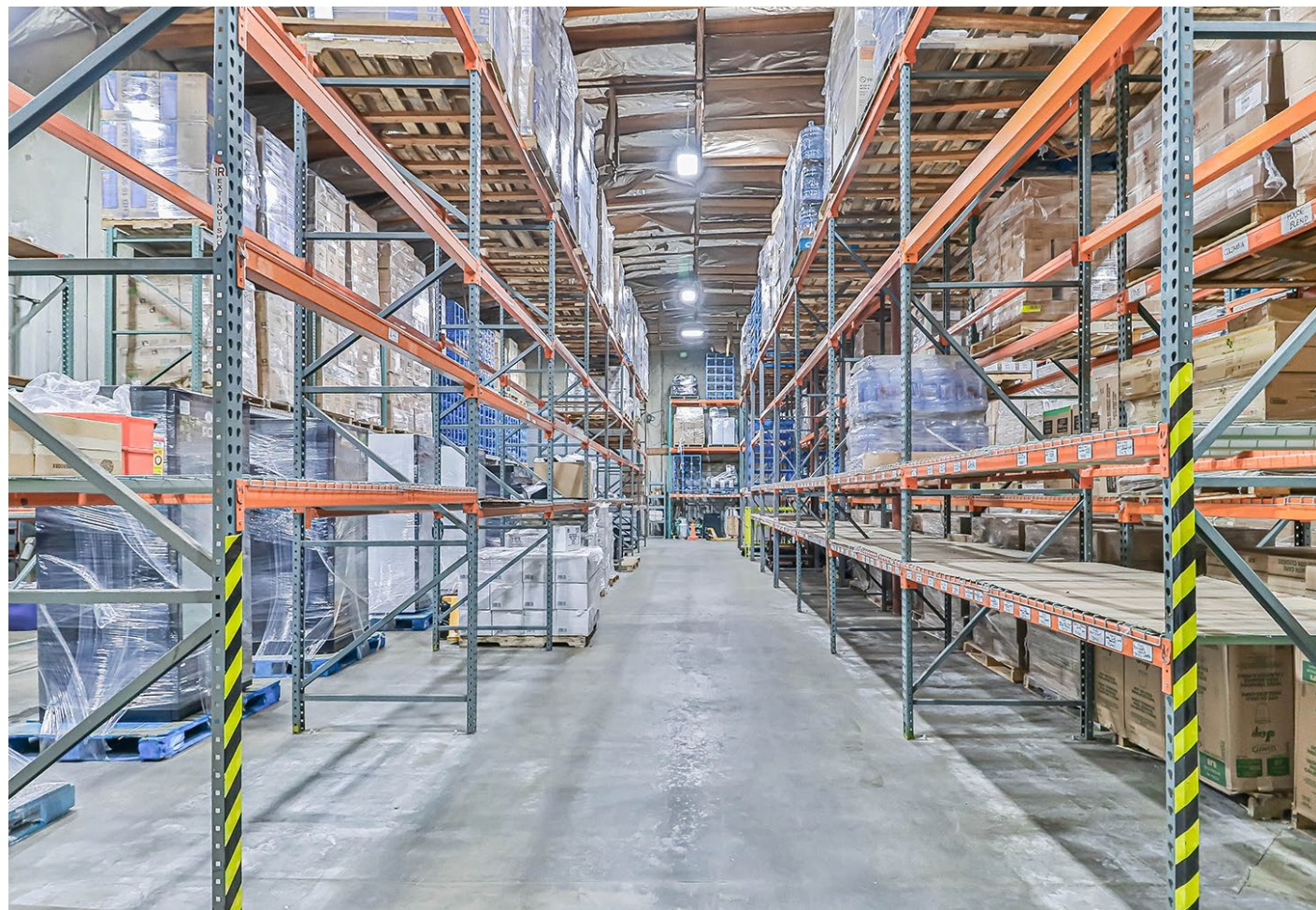
Mezzanine



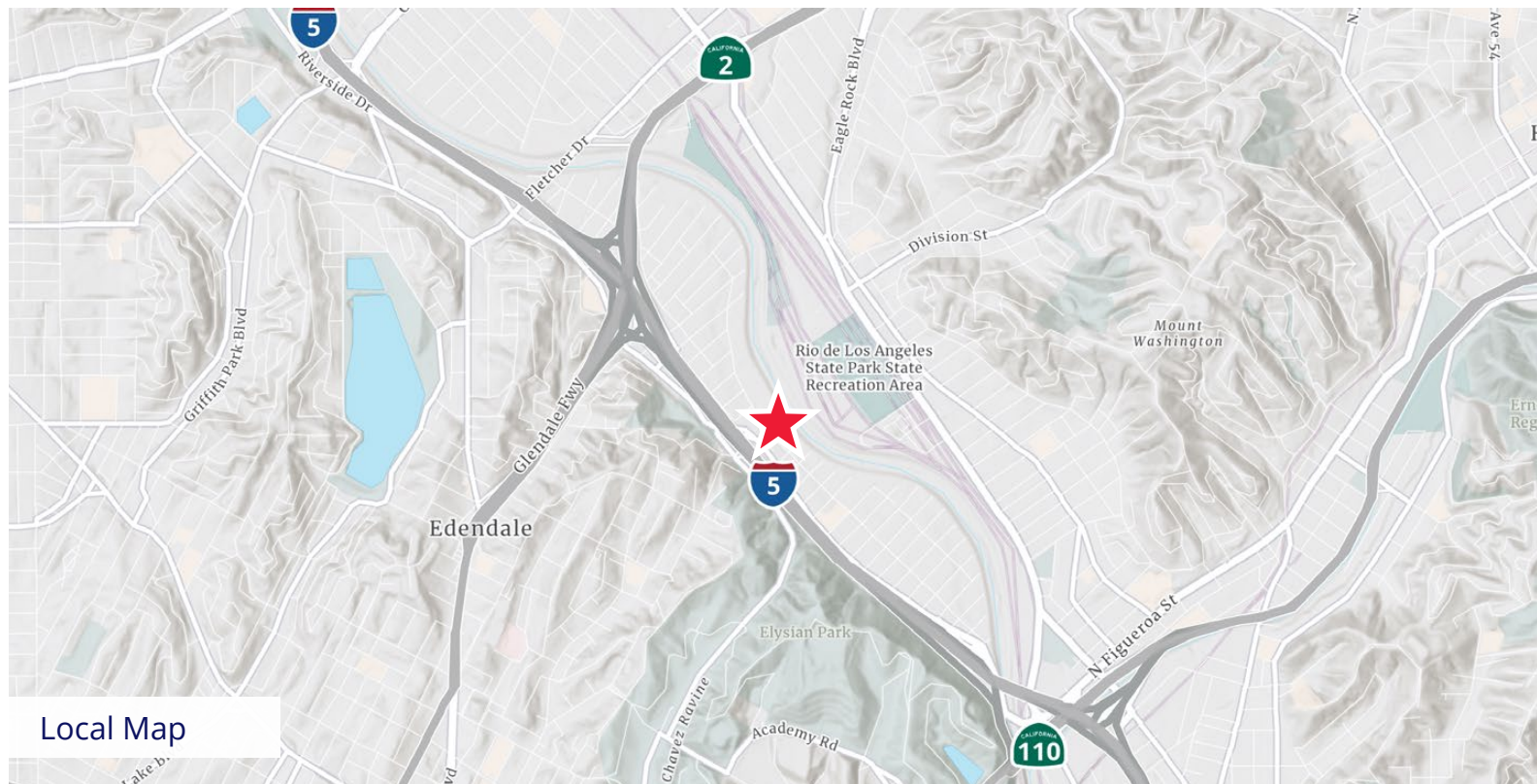
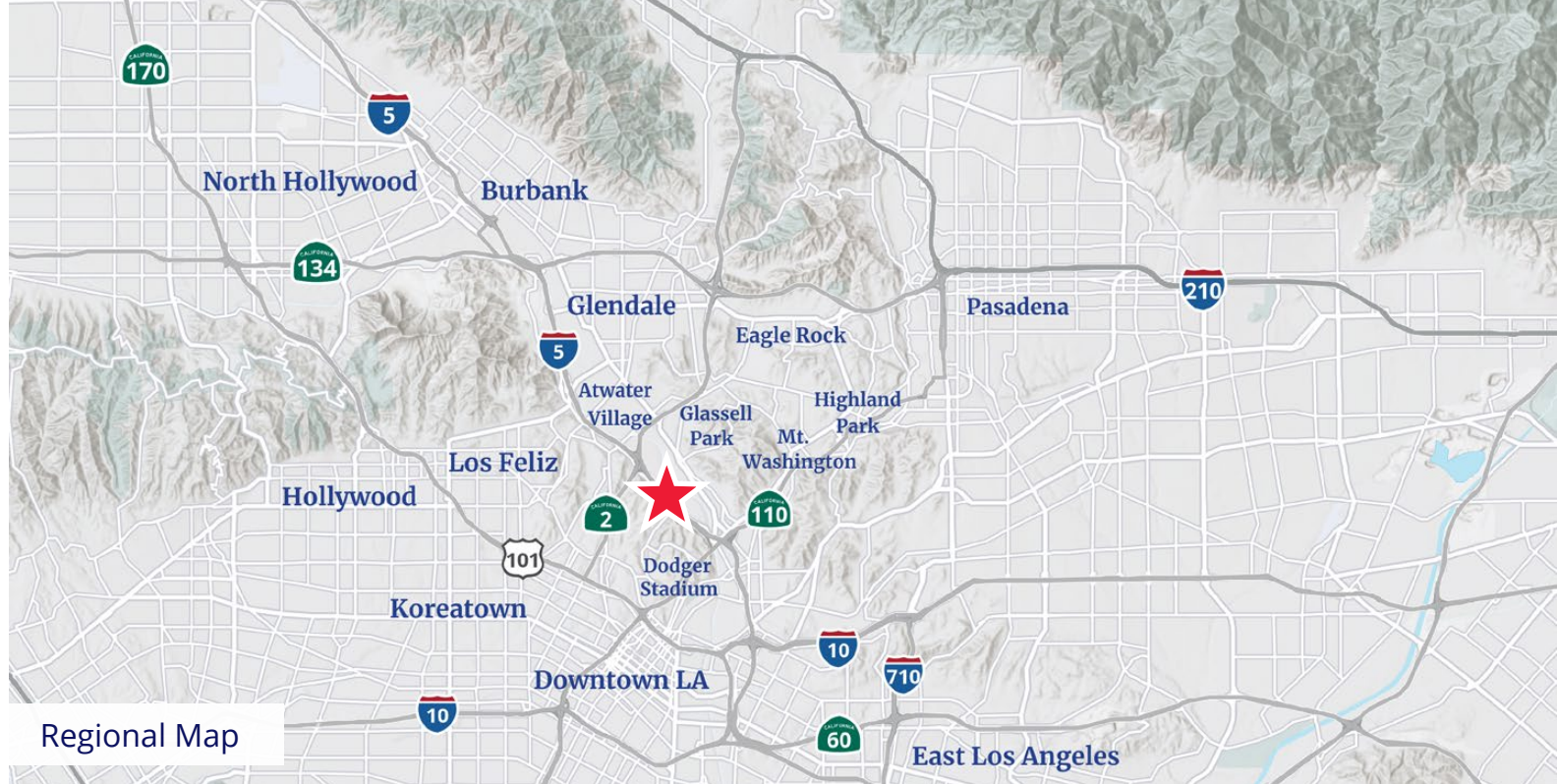
Exterior Photos



Interior Photos



Location Maps



Freeway Access Map





Contact Info

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