

Available SF 8,109 SF

Industrial For Lease

Building Size 122,250 SF



Property Name: Downtown Alameda Industrial Center
Address: 4631 S Alameda St, Los Angeles, CA 90058
Cross Streets: Alameda St/46th St

Downtown Alameda Industrial Center
 Best Small, Dock High Space Close to DTLA
 3 Dock High Spots - Easy Container & 53' Trailer Access
 20' Clearance, Calculated Fire Sprinklers, Clear Span
 5-Car Parking, 700 SF of Well-Appointed Offices
 Just Minutes to DTLA & the Fashion District

Lease Rate/Mo: \$10,136
Lease Rate/SF: \$1.25
Lease Type: Industrial Gross / Op. Ex: \$0.07
Available SF: 8,109 SF
Minimum SF: 8,109 SF
Prop Lot Size: POL
Term: 3-5 Years W/ Annual Adjustme
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 20'
GL Doors/Dim: 0
DH Doors/Dim: 2 / 22'x14'
A: 200 V: 120/240 O: 1 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978
Whse HVAC: No
Parking Spaces: 5 / Ratio: 0.6:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 700 SF / 2
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 04/15/2026
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 5106-008-008

Listing Company: Reavis Realty
Agents: [Eric Reavis 213-709-6760](mailto:eric@reavisrealty.com)
Listing #: 44553796
Notes: City of Los Angeles - No Vernon Warehouse (Parcel) Tax. For quickest response, call or text - (213)709-6760. Email - eric@reavisrealty.com

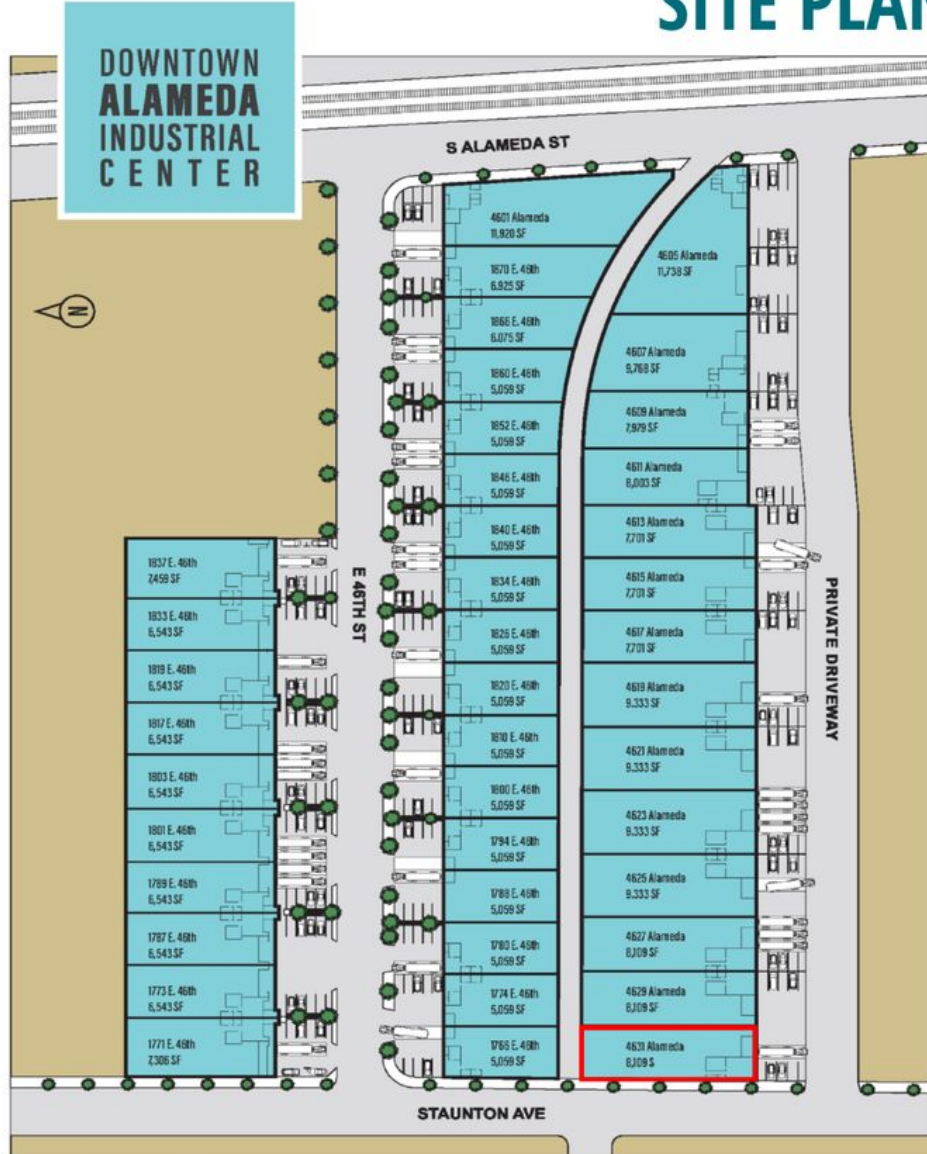
Listing Date: 03/19/2026 **FTCF:** CB250N000S000/OAA





8,109 SF | 4631 S ALAMEDA ST., LOS ANGELES 90058

SITE PLAN



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

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

4631 S ALAMEDA ST.

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