

# 4631

## S ALAMEDA ST.

LOS ANGELES 90058



**REAVIS REALTY**  
INDUSTRIAL REAL ESTATE

# DOWNTOWN ALAMEDA

## INDUSTRIAL CENTER

LOS ANGELES 90058



### FOR LEASE

**8,109 SF**

THREE DOCK HIGH SPOTS

20' CLEAR W/ CALCULATED FIRE SPRINKLERS

Click for Video Tour



ERIC REAVIS, SIOR

01216423

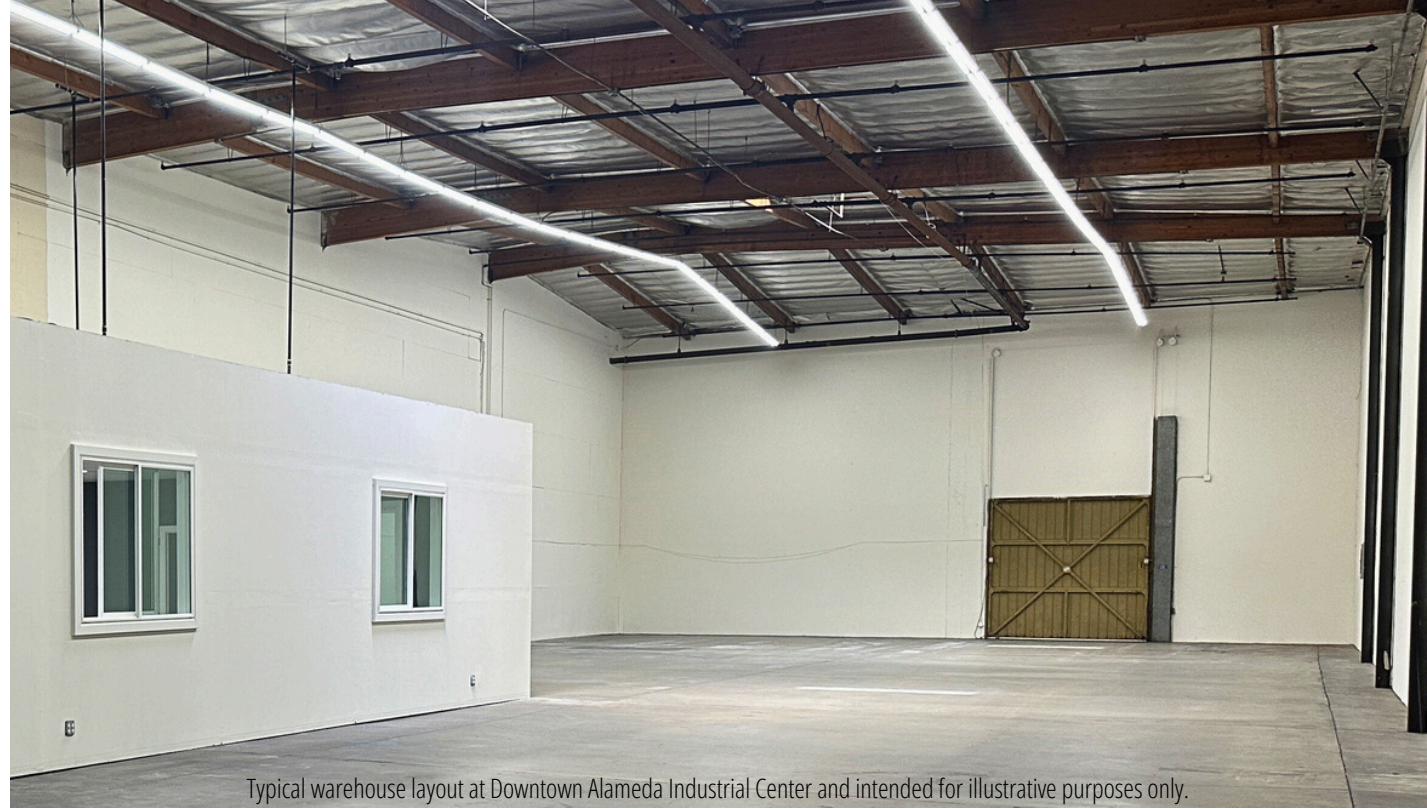
213.709.6760

eric@reavisrealty.com

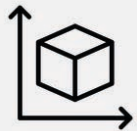
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# 01

## Property Highlights



Typical warehouse layout at Downtown Alameda Industrial Center and intended for illustrative purposes only.



**8,109 SF**

AVAILABLE SF



**3 DOCK HIGH SPOTS**

EASY CONTAINER & 53'  
TRAILER ACCESS



**20' CLEARANCE**



**5-CAR PARKING**

GATED YARD



**700 SF**

WELL APPOINTED OFFICES



**CALCULATED FIRE  
SPRINKLERS**



**200 AMPS**  
ELECTRICAL SERVICE



**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	8,109 SF
LAND SIZE	POL
OFFICE SIZE	700 SF
DOCK HIGH POSITIONS	3
FENCED PARKING	5
FIRE SPRINKLERS	YES, CALCULATED
LIGHTING	LED
SKYLIGHTS	YES
ELECTRICAL SERVICE	200A, 120/240V, 1-Ph, 3W
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2
OCCUPANCY	04/15/26
LEASE RATE	\$1.25 PSF, IG
CURRENT CAM	\$0.07 PSF

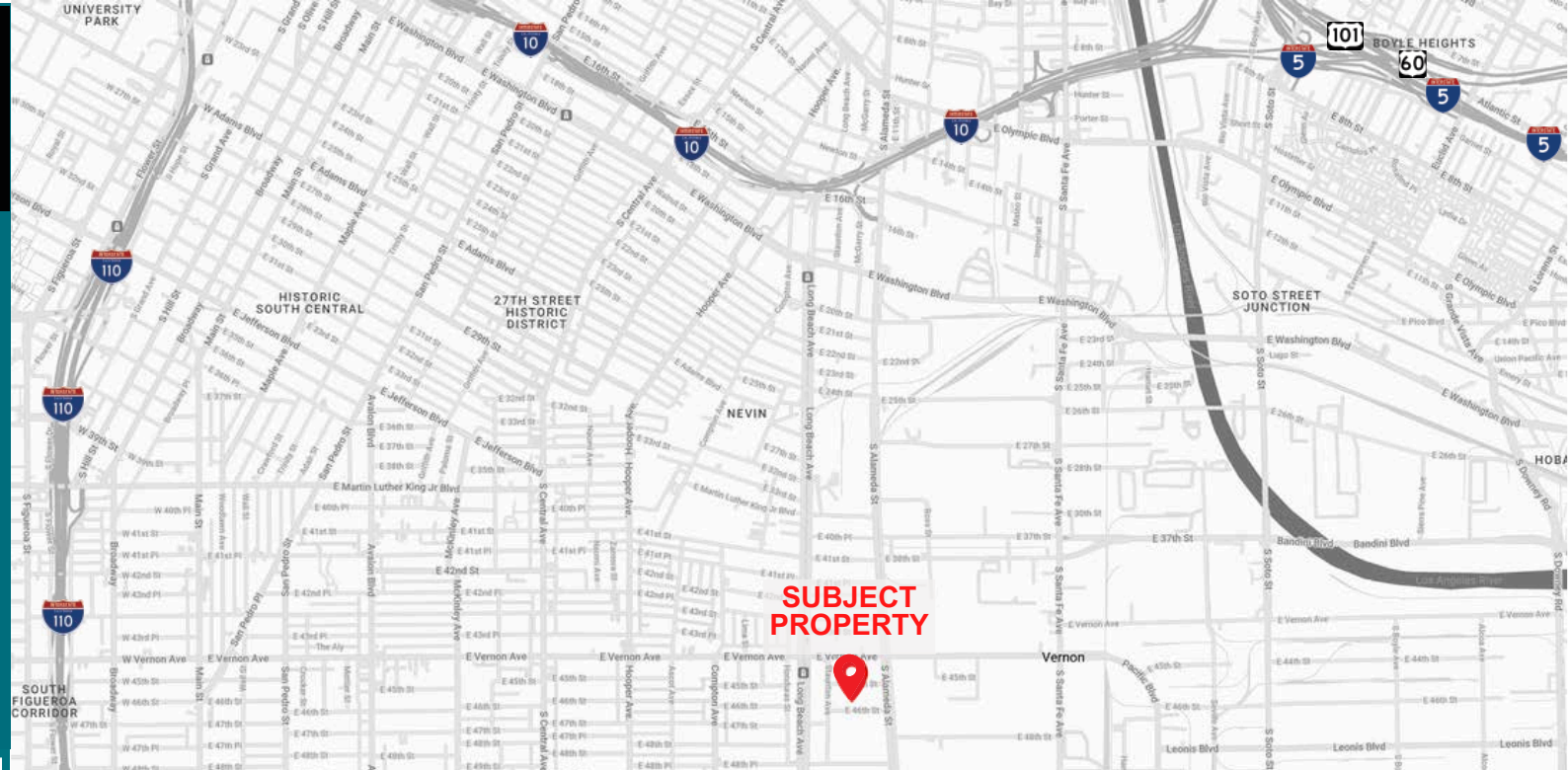
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# 03

## Location Highlights



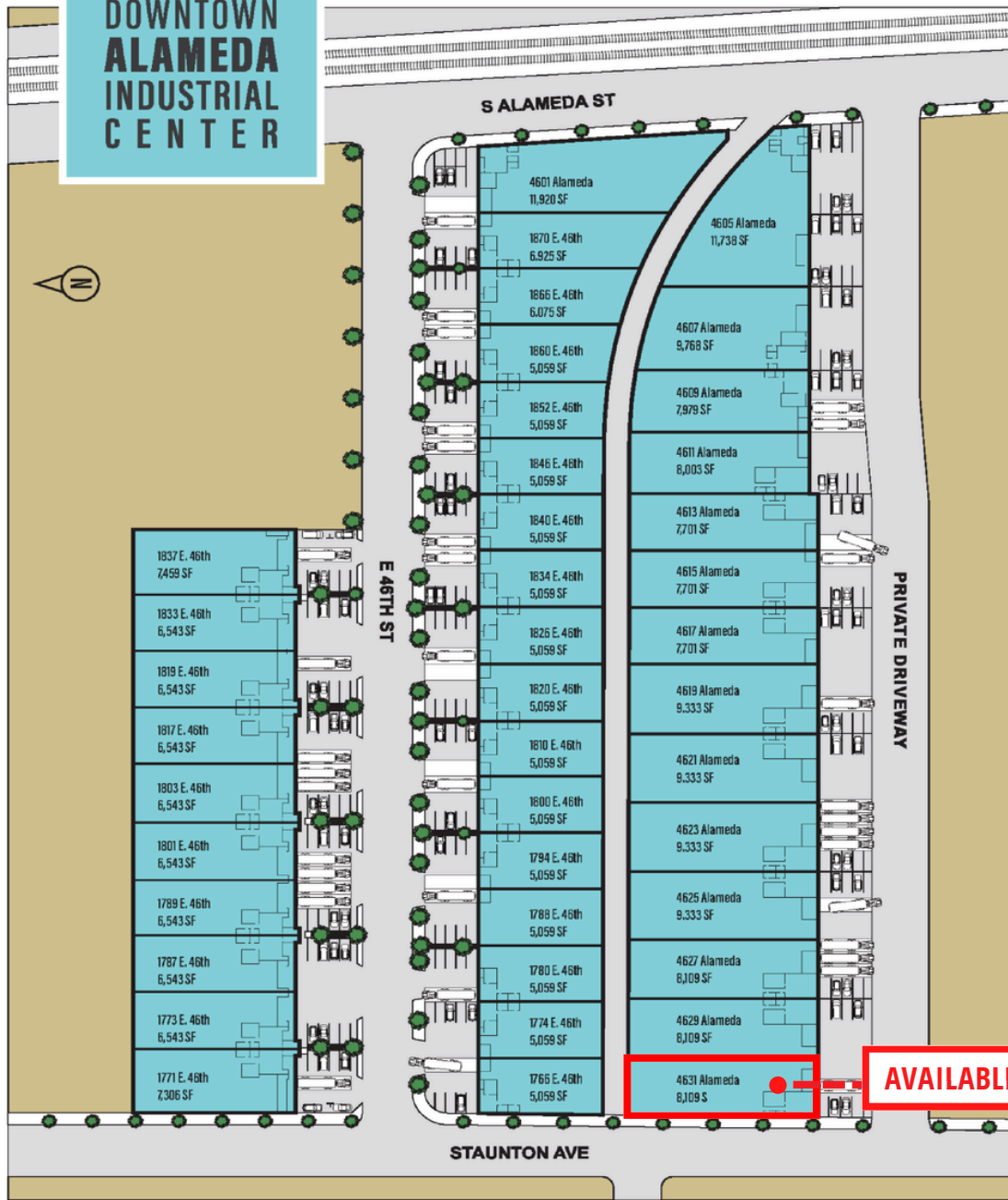
5 MINUTES TO DTLA, ARTS DISTRICT & FASHION DISTRICT

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**



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

**04**  
**Property  
Site Plan**



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INDUSTRIAL REAL ESTATE

# 05

## Photos

Typical Post-Refurbishment  
Condition



Typical office layout at Downtown Alameda Industrial Center and intended for illustrative purposes only.

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Typical office layout at Downtown Alameda Industrial Center and intended for illustrative purposes only.



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