

FOR SALE: 10019 – 10047 S. ALAMEDA STREET



10019 S. Alameda St (APN 6046-020-001): approximately 1.57 acres / 68,389 sq ft
10035 S. Alameda St (APN 6046-020-002): approximately 0.2696 acres / 12,630 sq ft
10047 S. Alameda St (APN 6046-020-003): approximately 1.38 acres / 60,113 sq ft

PRICE Undisclosed

LOT SIZE ± 141,132 Square Feet total (3.26 acres)

ZONING CM(UV) - Jordan Downs Urban Village Specific Plan, Transit Priority Area, with temporary regulations and AI Fresco overlay.

LOCATION

- Superior Rail and Freight Access: The South Alameda Corridor is a 20-mile industrial and transportation hub connecting Los Angeles to the Ports of Los Angeles and Long Beach.
- Port Access: Direct link to the busiest container ports in the United States.
- Rail & Trucking integrated with the Alameda Corridor rail expressway and major freeways.
- Business Ecosystem: Home to top distribution and manufacturing serving the US.
- Strategic Location: Provides unparalleled access to local, regional, and global supply chains.

CALL AGENT FOR DETAILS



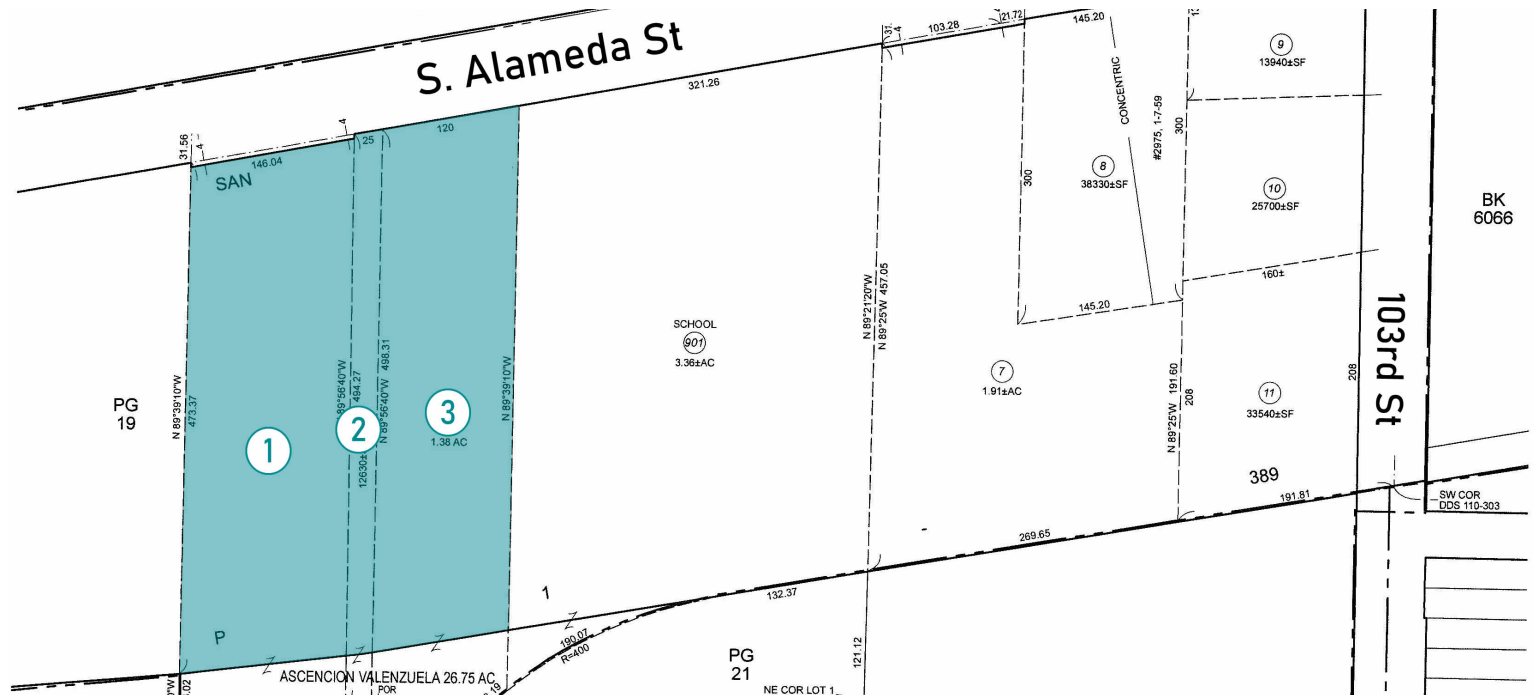
M. SIGAL ASHLEY
Associate
ashley@westmac.com
310.966.4382
DRE #02114806



TOBIN M. MCANDREWS
Senior Vice President
mcandrews@westmac.com
310.966.4386
DRE #01416801

The Alameda Corridor

- **UP/SP**
- **BNSF**
- **Alameda Corridor**



DISCLAIMER

This offering memorandum and related materials (including any renderings, illustrations, photos, videos, simulated views, graphic images, maps, or other visual depictions (collectively, the "Documents")), are not intended to be nor shall be construed as an offer to sell or a solicitation of offers to buy the Property (whether prohibited by law or otherwise). The Documents are intended to be for general reference and informational purposes only (and are not intended to offer specific tax, investment, or legal advice of any kind). To the extent the documents contain "forward-looking statements", such statements involve known and unknown risks, uncertainties, and other factors that may cause actual results to differ materially from the expectations expressed herein.

While the information contained herein is from sources deemed reliable, it has not been independently verified by WESTMAC Commercial Brokerage Company, Commercial Realty Services, or Seller. This document is provided subject to errors, omissions and changes in the information (and there is no commitment or obligation to update such information) and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent to Seller. Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. Your sole and exclusive remedy for issues relating to the use of, or the reliance on, the documents shall be to discontinue using the information or material obtained. You agree that WESTMAC Commercial Brokerage Company, Commercial Realty Services, and Seller shall not be liable for any damages relating to your use of, or reliance upon, the documents or any content therein (and hereby waive, disclaim and release such parties from any such damages).