



**Property Name:** Downtown Alameda Industrial Center  
**Address:** 4601 S Alameda St, Los Angeles, CA 90058  
**Cross Streets:** S Alameda St/E 46th St

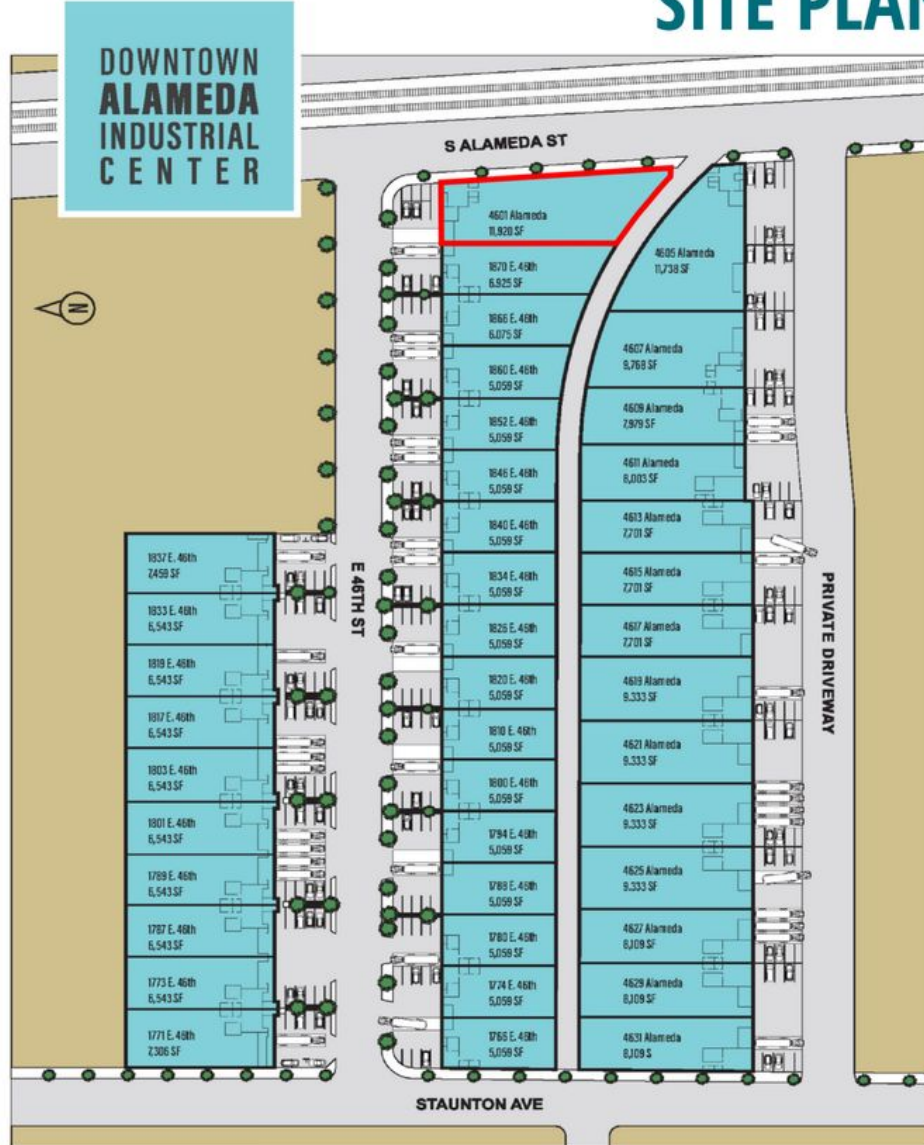
Corner Unit at Downtown Alameda Industrial Center  
 High Visibility Location - Corner of Alameda/46th St  
 2 Dock High Spots - Easy Container & 53' Trailer Access  
 22' Clearance, Calculated Fire Sprinklers, Gated Yard  
 Just Minutes to DTLA, Arts District & Fashion District

<b>Lease Rate/Mo:</b>	\$17,284	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	1,850 SF / 6
<b>Lease Rate/SF:</b>	\$1.45	<b>Clear Height:</b>	22'	<b>Restrooms:</b>	3
<b>Lease Type:</b>	Industrial Gross / Op. Ex: \$0.08	<b>GL Doors/Dim:</b>	0	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	11,920 SF	<b>DH Doors/Dim:</b>	2 / 22'x14'	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	11,920 SF	<b>A: 400 V: 120/240 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years w/ Annual Adjustme	<b>Const Status/Year Blt:</b>	Existing / 1978	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 9 / Ratio: 0.8:1/</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced/Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Commerce/Vernon
<b>Zoning:</b>	M2-2-CPIO			<b>APN#:</b>	5106-008-014
<b>Listing Company:</b>	Reavis Realty				
<b>Agents:</b>	<a href="mailto:eric@reavisrealty.com">Eric Reavis 213-709-6760</a>				
<b>Listing #:</b>	41033648	<b>Listing Date:</b>	09/06/2024	<b>FTCF:</b>	CB250N000S000/OAA
<b>Notes:</b>	For quickest response, call or text - (213)709-6760. Email - eric@reavisrealty.com.				



11,920 SF | 4601 S ALAMEDA ST., LOS ANGELES 90058

# SITE PLAN



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

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